

1-1-74

69352

WARRANTY DEED—TENANTS BY ENTIRETY

1979

14590

KNOW ALL MEN BY THESE PRESENTS, That Merle R. Britton and Rena M. Britton, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James E. L. Britton and Frances R. Britton, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ which bears North 0°28' East a distance of 517.4 feet from the iron pin marking the Southeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North 89°32' West, at right angles to the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$, a distance of 190.0 feet to a point; thence North 0°28' East a distance of 232.76 feet to a point; thence South 89°32' East a distance of 190.0 feet, more or less, to a point on the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence South 0°28' West along said East line a distance of 232.76 feet to the point of beginning; said parcel containing 1.02 acres, more or less.

(For continuation of this deed, see reverse side of this document.)

(IF SPACE REQUIREMENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$50,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which) (The sentence between the symbols " " if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 20th day of June, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Merle R. Britton
Rena M. Britton

STATE OF OREGON,)
County of Klamath) ss.
June 20, 1979.

STATE OF OREGON, County of) ss.
1979
Personally appeared

Personally appeared the above named Merle R. Britton and Rena M. Britton, husband and wife,

who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

and acknowledged the foregoing instrument to be their voluntary act and deed.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: (OFFICIAL SEAL)

Before me: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 7-19-82

Notary Public for Oregon
My commission expires:

Britton

QUALIFYING NAME AND ADDRESS

Britton

QUALIFYING NAME AND ADDRESS

After recording return to:

Mr. and Mrs. James E. L. Britton
Rt. 5, Box 1057-D
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Dept. of Veteran's Affairs
1225 Ferry St. SE
Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 1979

at o'clock M., and recorded in book on page or as file reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

TOGETHER WITH an easement for ingress and egress lying 10 feet 6 inches on each side of the following described centerline.

Beginning at a point on the East line of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, which bears N. 0°28' E. a distance of 517.4 feet from the iron pin marking the Southeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence N. 89°32' W. at right angles to the East line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 190 feet to the true point of beginning; thence S. 85°32' W. a distance of 400 feet more or less to the Easterly boundary of Uhrmann Road.

Subject, however, to the following:

1. Right of Way, including the terms and provisions thereof, between Edward W. Carte and Jessie M. Carte, husband and wife, and the California Oregon Power Company, a California corporation, dated October 27, 1960, recorded October 31, 1960, in Volume 325, page 122, Deed Records of Klamath County, Oregon.
2. Right of Way easement, including the terms and provisions thereof, between Edward Carte and Jessie M. Carte, husband and wife, and Pacific Power & Light Company, a corporation, dated September 13, 1966, recorded September 22, 1966, in Volume M66, page 9452, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 20th day of June A. D. 1970 at 3:25 o'clock P. M., and

legally recorded in Vol. 470, of Deeds on Page 14591

Wm D. MILNE, County Clerk

By Bernetha A. Heloth

Fee \$6.00