

M-18831-7

1-1-74

70041

WARRANTY DEED—TENANTS BY ENTIRETY Vol. M 79 Page 15748



KNOW ALL MEN BY THESE PRESENTS, That Leonard Fore and Fairisine Fore, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael Thomas Frost and Gail O. Frost, 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:

The SW $\frac{1}{4}$ NW $\frac{1}{4}$ , the N $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 35, Township 39 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Langell Valley Irrigation District.
2. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.
3. No liability is assumed if a financing statement is filed in the office of the County Clerk covering fixtures wherein the land is described other than by metes and bounds, the rectangular survey system or by recorded lot (For continuation of this document see reverse side of this deed.)

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 \$36,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 23rd day of May, 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)

Leonard Fore  
Fairisine Fore

STATE OF OREGON,

County of Klamath  
May 2, 1979

Personally appeared the above named Leonard Fore and Fairisine Fore, husband and wife,

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

(OFFICIAL SEAL)

Before me,

Notary Public for Oregon

My commission expires 3-22-81

STATE OF OREGON, County of \_\_\_\_\_) ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_,

\_\_\_\_\_ 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 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)

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Michael Thomas Frost  
RT 1 Box 51  
Bonanza, OR 97623

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

Mr. & Mrs. Michael Thomas Frost  
Address As Above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_) ss.

I certify that the within instrument was received for record on the day of \_\_\_\_\_, 19\_\_\_\_,

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

and block.

4. This report does not include a search for financing statements filed in the office of the Secretary of State, or in a county other than the county wherein the premises are situated.

5. An easement created by instrument, including the terms and provisions thereof,

Dated : August 23, 1945

Recorded : September 11, 1945 Book: 180 Page: 37

In favor of : California Oregon Power Company  
(No exact location given)

6. An easement created by instrument, including the terms and provisions thereof,

Dated : January 22, 1947

Recorded : January 28, 1947 Book: 201 Page: 409

In favor of : California Oregon Power Company

Over : W $\frac{1}{2}$ NW $\frac{1}{4}$

(No exact location given)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

is 3rd day of July A. D. 19 79 at 10:37 o'clock AM., or

filed recorded in Vol. W79, of Deeds on Page 5743

Wm D. MILNE, County Clerk

By Bernetha Helisch

Fee \$6.00