

1-1-74

71524

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 79 Page 18073



KNOW ALL MEN BY THESE PRESENTS, That JACK P. ULAM

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WARREN LOUGH and LA DEAN LOUGH, 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 Northerly 401.98 feet of the following described parcel:

That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, lying Westerly of that certain easement described in M-72 at page 4568, and EXCEPTING THEREFROM the following:

Beginning at the Northwest corner of Section 14; thence South along the Section line between Sections 14 and 15 to the Southeast corner of Lot 3 in Block 1 of WOODLAND PARK; thence due East to the West line of property deeded to John Schoonover by deed recorded in Deed Records M-69 at page 5721; thence Northwest to a point on the North line of Section 14, said point being 60 feet from the Northwest corner of Section 14; thence Westerly a distance of 60 feet to the point of beginning.

(for continuation of this description, see reverse side)

(IF SPACE INSUFFICIENT, 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 hereinabove set forth;

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 \$ 7,500.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 7,500.00~~ (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 July, 1975; 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.

Jack P. Ulam
Jack P. Ulam

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
July 23, 1975

} ss.

Personally appeared the above named
Jack P. Ulam

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

Before me:
Gerald B. Kalita
Notary Public for Oregon
My commission expires 12-22-78

STATE OF OREGON, County of _____) ss.

Personally appeared _____

and _____ 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 _____

_____ 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)

Notary Public for Oregon
My commission expires:

Jack P. Ulam
P.O. Box 604
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Warren Lough and LaDean Lough
Star Route, Box 133
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Warren Lough and LaDean Lough
Same as above

NAME, ADDRESS, ZIP

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

Warren Lough and LaDean Lough
Same 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

SPACE RESERVED
FOR
RECORDER'S USE

900

ALSO

Lot 4 in Block 1 WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described in the attached Exhibit "A" description.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations as set forth in Land Status Report recorded December 22, 1958 in Volume 308 at page 129, Deed Records, to wit: "The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operated or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)"
3. Utility easements as delineated on the recorded plat along back and side lines.
4. Set back provisions as delineated on the recorded plat, 20 feet along front lot lines.
5. An easement created by instrument, including the terms and provisions thereof, dated April 24, 1972, recorded April 28, 1972 in Book M-72 at page 4568 in favor of G. E. Rutledge and Phyllis Rutledge, husband and wife, for ingress and egress.

EXHIBIT A

18074

The following described real property in Klamath County, Oregon:

Lot 4 in Block 1 of WOODLAND PARK, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North $89^{\circ} 42' 15''$ East 400 feet; thence South 62.42 feet; thence South $46^{\circ} 57' 20''$ West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North $37^{\circ} 53' 20''$ West 136.90 feet; thence North $16^{\circ} 33'$ West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North $89^{\circ} 42' 15''$ East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South $50^{\circ} 43' 50''$ East 453.16 feet; thence South $76^{\circ} 17' 30''$ East 886.79 feet to the true point of beginning of this description; thence South $35^{\circ} 56' 30''$ West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South $45^{\circ} 32' 20''$ East 84.00 feet; thence North $44^{\circ} 52' 10''$ East 411.58 feet; thence North $34^{\circ} 25' 40''$ West 156.01 feet, more or less, to the true point of beginning of this description.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at the County Clerk's Office~~

this 30th day of JULY A. D. 1979 at 2:38 o'clock PM., at

truly recorded in Vol. M 79, of DEEDS on Page 18072

FEE \$ 9.00

Wm D. MILNE, County Clerk

By Bernetha H. Hirsch