

1-1-74

71792

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Elizabeth L. Crutchfield

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Theodore A. Thomas and Patricia M. Thomas, 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: SE $\frac{1}{4}$ , SE $\frac{1}{4}$  Section 32, W $\frac{1}{2}$  of W $\frac{1}{2}$  of SW $\frac{1}{4}$  of Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and W $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$  and W $\frac{1}{2}$  of E $\frac{1}{2}$  of NE $\frac{1}{4}$  of SE $\frac{1}{4}$ , all of Section 32 Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon. Also known as Bear Valley Ranch. EXCEPTING THEREFROM that portion lying within the limits of the Rail Road Right of Way. Reserving therefrom an easement for roadway purposes over and across the Westerly 30 feet and the South 30 feet running from the Southwest corner to the Southeast corner of the herein described property. Also reserving the Easterly 30 feet of the herein described property running from the most easterly Northeast corner south to the Southeast corner.

(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 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 \$ 10.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 15 day of November, 1977; 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)



OFFICIAL SEAL  
Josephine Kaprielian  
Notary Public, California  
Principal Office In  
Fresno County  
My Com. Expires June 7, 1981

STATE OF OREGON, County of ) ss.  
Fresno )  
County of )  
November 15, 1977

Personally appeared the above named  
Elizabeth L. Crutchfield

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

(OFFICIAL SEAL)

Before me  
Josephine Kaprielian  
Notary Public for Oregon California  
My commission expires June 7, 1981

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Peggy Cooke  
4001 Main St  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.

County of Klamath )

I certify that the within instrument was received for record on the 3rd day of August, 1979, at 9:31 o'clock A.M., and recorded in book M79 on page 18488 or as file/reel number 71792. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernetha Hetch Deputy  
Recording Officer