

1-1-74

75081

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 79 Page 23677

KNOW ALL MEN BY THESE PRESENTS, That John C. Thomas

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:

A parcel of land situated in the SW $\frac{1}{4}$ of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the East line of said SW $\frac{1}{4}$ from which the Northeast corner of said SW $\frac{1}{4}$ bears North 00° 11' 38" West, 473.18 feet; thence South 00° 11' 38" East, along said East line, 873.18 feet to the Southwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 32; thence North 89° 54' 42" West on the South line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, 1333.22 feet to the Southwest corner of said NE $\frac{1}{4}$ SW $\frac{1}{4}$; thence North 00° 08' 12" West, along the West line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, 669.36 feet; thence North 89° 55' 28" East along the South line of the North $\frac{1}{2}$ of said NE $\frac{1}{4}$ SW $\frac{1}{4}$, 1032.55 feet; thence North 00° 11' 38" West, 200.00 feet; thence North 89° 55' 28" East 300.00 feet to the point of beginning.

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

(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 \$ transfer of title only. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 3rd day of October, 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)

STATE OF OREGON,)
County of Klamath) ss.
October 3, 1979.

Personally appeared the above named
John C. Thomas

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-19-81

STATE OF OREGON, County of) ss.
1979.

Personally appeared _____, 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

O. W. GOAKEY
ATTORNEY AT LAW
431 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Theodore A. Thomas
Bear Valley Ranch
Ashland Star Route
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

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

[illegible]