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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 779 Page 25693

KNOW ALL MEN BY THESE PRESENTS, That T. A. Thomas and Associates, hereinafter called the grantor, for the consideration hereinafter stated, to the grantor paid by John A. Gamache and Geraldine G. Gamache, 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 W1/2SE1/4 and the W1/2NE1/4 of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.
2. An easement created by instrument, including the terms and provisions thereof.

Dated May 2, 1912
Recorded May 4, 1914 Book: 42 Page: 103
In favor of The California Oregon Power Company, a corporation
For Powerlines across the S1/2SE1/4 Sec. 32 and SW1/4SW1/4 Sec. 33
(For continuation of this deed, see reverse side of this document.)

(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 if any, as of the date of this deed and those apparent upon the land, 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 \$36,000.00. 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 10th day of April, 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)

T. A. Thomas and Associates
By Theodore A. Thomas

STATE OF OREGON,

County of Klamath } ss.
April 10, 1979

Personally appeared the above named
Theodore A. Thomas

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3/14/81

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

R.F.F.S. & L.
540 MAID
R.F.O.

NAME, ADDRESS, ZIP

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

JOHN GAMACHE
5200 HILLOALE
R.F.O.

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

SPACE RESERVED FOR RECORDER'S USE

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.

Recording Officer

By _____ Deputy

3. An easement created by instrument, including the terms and provisions thereof, as shown by these presents, is hereby acknowledged by the grantors, T. A. Thomas and Associates, Inc., a corporation, and John D. Milne, individually, to the County of Klamath, State of Oregon, for record at request of Transamerica Title Co. Dated June 17, 1977. Recorded July 8, 1977. Book M-77, Page 12108. In favor of Pacific Power & Light Company. For Electric transmission line across the South line of said property.

4. Grantees herein grants and conveys to grantors a 30 foot easement across the Southerly boundary of said property for access and utilities to other properties in the County of Klamath, State of Oregon.

Subject, however, to the following:
1. Rights of the property within the limits of roads or highways.
2. All other rights and interests in the property.
3. All other rights and interests in the property.

Recorded on Page 12108 of Book M-77, Deeds, Vol. 6, in the County of Klamath, State of Oregon, on October 11, 1977, at 11:13 A.M. Fee \$7.00. By D. Milne, County Clerk. (For continuation of this document, see reverse side of this document.)

I, the undersigned, being a duly qualified and authorized officer of the County of Klamath, State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the County of Klamath, State of Oregon, on the 11th day of October, 1977, at 11:13 A.M. In witness whereof, I have hereunto set my hand and the seal of the County of Klamath, State of Oregon, at Medford, Oregon, this 11th day of October, 1977.

STATE OF OREGON, County of Klamath. I, the undersigned, being a duly qualified and authorized officer of the County of Klamath, State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument as the same appears in the records of the County of Klamath, State of Oregon, and that the same has been duly recorded in the County of Klamath, State of Oregon, on the 11th day of October, 1977, at 11:13 A.M. In witness whereof, I have hereunto set my hand and the seal of the County of Klamath, State of Oregon, at Medford, Oregon, this 11th day of October, 1977.

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