

78351

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 179 Page 29103

KNOW ALL MEN BY THESE PRESENTS, That RAY W. TURNER and MINDA TURNER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM F. HILL and SHIRLEY C. HILL, 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:

That portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26 lying South of the U.S.R.S. Drainage Ditch #31; the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35 and a portion of Government Lot 8 of Section 34, lying East of the Easterly right of way line of Great Northern Railroad, in Township 40 South, Range 10 East of the Willamette Meridian.

ALSO, an undivided one-half interest in a 60 foot roadway along the west side of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, extending North to the County Road, only as excepted in that certain deed to V. C. Rexford by deed recorded in Volume 114 on page 317, Deed records of Klamath County, Oregon, excepting rights of way conveyed to the United States of America, and rights of way for roads and Great Northern Railway.

EXCEPTING THEREFROM that portion conveyed to the United States of America, by an instrument recorded May 21, 1910 in Deed Volume 29, page 213, records

(CONTINUED ON REVERSE)

(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

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 \$70,000.00

However, the actual consideration consists of or includes other property or value given or promised which the whole consideration (and date of which) is not applicable, should be deleted. See ORS 83.050.

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 March, 1976; 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)

Ray W. Turner
Minda Turner

STATE OF OREGON,)
County of Klamath) ss.
March 11, 1976.

Personally appeared the above named Ray W. Turner and Minda Turner, husband and wife,

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

Before me: *Donald M. Ratliff*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 4-29-78

STATE OF OREGON, County of) ss.
19

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:

Ray W. and Minda Turner
Route 1, Box 657 X
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

William F. and Shirley C. Hill
Route 1, Box 657 A
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
BRICKNER & RATLIFF
Attorneys at Law
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
William F. and Shirley C. Hill
Route 1, Box 657 A
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

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.

Recording Officer
Deputy

29104

of Klamath County, Oregon, for Stukel Lateral and Trayner Lateral over NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35 and NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 34, Township 40 South, Range 10 East of the Willamette Meridian.

SUBJECT TO: easements and rights of way of record or apparent on the land; to reservations and restrictions in the patent covering the land; acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; right of way for pole line conveyed by J. P. Matthews and Ethel Matthews, his wife, to the California Oregon Power Company, dated October 6, 1942, recorded January 8, 1943, on page 255 of Volume 152 of Deed Records of Klamath County, Oregon; and joint roadway easement, including the terms and provisions thereof, dated April 22, recorded May 30, 1975, in Volume M-75, page 6055.

Grantors expressly except a one-half interest in a 60 foot roadway along the west side of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, extending North to the County Road

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Mountain Title Co.

this 19th day of December A. D. 1979 at 10:52 o'clock A.M., and
fully recorded in Vol. M79, of Deeds on Page 29103

Wm D. MILNE, County Clerk

Bernice H. H. H.

Fee \$7.00