

4-32761

78396

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 1779 Page 29172

KNOW ALL MEN BY THESE PRESENTS, That NANCY BARNES COFFIN, as Trustee under that certain Trust Agreement dated June 2, 1976, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LEONARD P. HILL and HANNELORE 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:

A parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , in Lot 5, and in Lot 6 all being in Section 27, Township 40 South, Range 10 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at a point where the South line of said Section 27 intersects the westerly right of way line of the Burlington Northern Railroad, from which the Southeast corner of said Section 27 bears S 89° 38' 24" E, 1097.43 feet; thence N. 28° 45' 24" W, along said right of way line, 1029.75 feet; thence S. 61° 14' 36" W, 50.00 feet; thence N 28° 45' 24" W, 655.60 feet; thence along the arc of a 5629.65 foot radius curve to the left (delta equals 01° 10' 05"), 114.77 feet to the South line of a drainage easement; thence S. 57° 42' W along the South line of said drainage easement, 275.64 feet more or less to a point on the mean high water line of the left bank of Lost River; thence Southeast along said mean high water line to a point on the South line of said Section 27; thence S. 89° 38' 24" E, along said South line,

(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 set forth above

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 \$ 18,450.00. However, the actual consideration consists of or includes other property or value given or promised, which is the whole consideration indicated by the above description of the premises.

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 19th day of December, 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.

Nancy Barnes Coffin Trustee  
NANCY BARNES COFFIN, Trustee

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ) ss.  
County of KLAMATH )  
December 19, 1979

Personally appeared the above named NANCY BARNES COFFIN, Trustee,

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

Before me: *[Signature]*  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 7/19/82

STATE OF OREGON, County of ) ss.  
Personally appeared , 19 , 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.

Notary Public for Oregon  
My commission expires:

Nancy Barnes Coffin  
Rt. 1 Box 660-F  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS  
Leonard P. & Hannelore C. Hill

After recording return to:  
Leonard P. & Hannelore C. Hill  
Rt. 1, Box 657 W  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Dept. of Veteran's Affairs  
1225 Ferry St. S. E.  
Salem, Oregon 97310  
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.

By Recording Officer  
Deputy

751.73 feet, more or less to the point of beginning, containing 17.03 acres more or less.

SUBJECT TO:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1979-80 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, a corporation.
3. Any unpaid charges or assessments of Klamath Basin Improvement District.
4. Rights of the Federal Government, the State of Oregon, and the general public in any portion of the herein described premises lying below the high water line of Lost River.
5. Waiver of riparian rights, including the terms and provisions thereof, executed by Joe Stukel, et ux, et al., dated August 8, 1905, recorded September 16, 1905, in Deed Volume 18 page 376, records of Klamath County, Oregon.
6. Easement, including the terms and provisions thereof, executed by J. A. Maddox, et al, to United States of America, dated June 5, 1919, recorded June 7, 1919, in Deed Volume 50 page 300, Deed records of Klamath County, Oregon.
7. Agreements, including the terms and provisions thereof, between United States of America, and (A) Ira C. McCall et al., dated December 20, 1919, recorded June 15, 1920, in Deed Volume 52 page 591; (B) Hypatia K. McKendree, dated December 16, 1919, recorded June 15, 1920, in Deed Volume 52 page 594, as modified by instrument dated March 3, 1922, recorded March 14, 1922, in Deed Volume 58 page 409, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of Klamath County Title Co  
 this 19th day of December A. D. 1979 at 3:50 o'clock P. M., or  
 duly recorded in Vol. M79, of Deeds on Page 29172

Wm D. MILNE, County Clerk  
 By Bernetha Shewch

Fee \$7.00