

## WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That

MICHAEL FRANCIS BUCKLEY, JR., and ANNELORE I. BUCKLEY

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MARVIN WARD and WANA WARD, 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 Southerly 198 feet of Tract 26 of ALTAMONT SMALL ACRES FARMS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the East 10 feet thereof, conveyed to Klamath County by Deed recorded September 11, 1944, in Volume 168 at page 579, Deed Records of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land;

Statutory powers, including the power of assessment of Klamath Irrigation District;

(CONTINUED - SEE 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.

except as herein set forth,

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 \$ 16,500.00

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 4th day of October, 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)

Michael Francis Buckley, Jr.  
Annellore I. Buckley

STATE OF OREGON,

County of Klamath

October 4, 1976

Personally appeared the above named

Michael Francis Buckley, Jr.  
and Annellore I. Buckley

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

Before me,

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8/11/78

STATE OF OREGON, County of ss.

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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:

Michael Francis Buckley, Jr.

5742 Airway Drive

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Marvin &amp; Wana Ward

5624 - 5640 Altamont Drive

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Marvin and Wana Ward

5624 - 5640 Altamont Drive

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Marvin &amp; Wana Ward

5624 - 5640 Altamont Drive

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ss.

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

By Deputy

SPACE RESERVED FOR RECORDER'S USE

An easement created by instrument, including the terms and provisions thereof, dated July 5, 1927, recorded August 3, 1927 in Volume 77, page 289, Deed Records of Klamath County, Oregon in favor of Ted E. Richards to construct and maintain an irrigation ditch along the boundary line or lines of Tract 26; as evidenced by deed recorded May 16, 1972, in Volume M 72, page 5198, Microfilm records of Klamath County, Oregon

An easement created by instrument, including the terms and provisions thereof, dated June 12, 1957, recorded September 11, 1957, in Volume 294, page 283, Deed Records of Klamath County, Oregon, in favor of the United States of America for clearance easement to restrict building and prohibit growth of trees and other growth above ground level; as evidenced by deed recorded May 16, 1972, in Volume M-72, page 5198, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

This 3rd day of January A. D. 1980 at 3:37 o'clock <sup>P</sup>M., and

July recorded in Vol. M80, of Deeds on Page 144

Wm. D. MILNE, County Cler

By Keretha Hetsch

Fee \$7.00