

TA 38-20575-m

WARRANTY DEED-TENANTS BY ENTIRETY

Vol 1780 Page

1230

KNOW ALL MEN BY THESE PRESENTS, That Harold V. Gravett and Dorothy M. Gravett, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John Hamner and Joanne M. Hamner, 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 N $\frac{1}{2}$ SE $\frac{1}{4}$  and E $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 13, Township 39 South, Range 11 East, of the Willamette Meridian, Klamath County, Oregon. Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Horsefly (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 \$106,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 10<sup>th</sup> day of January, 1978; 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

January 10<sup>th</sup>, 1978

Personally appeared the above named

Harold V. Gravett and Dorothy M. Gravett, husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-19-78

Harold V. Gravett  
Harold V. Gravett

Dorothy M. Gravett  
Dorothy M. Gravett

STATE OF OREGON, County of

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Personally appeared

and

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:

Mr. & Mrs. Hamner  
Rt. 1, Box 14  
Bonanza, Oregon

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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

SPACE RESERVED  
FOR  
RECORDER'S USE

Irrigation District.

4. Right of Way Deed, including the terms and provisions thereof, recorded June 8, 1918 in Volume 49, page 263, Deed Records of Klamath County, Oregon, from Ben Crapser and Nettie Crapser, his wife, to The Horsefly Irrigation District of Klamath County, Oregon. For: Ditch and canal purposes. (Affects NE $\frac{1}{4}$ NE $\frac{1}{4}$ )

5. Right of Way Deed, including the terms and provisions thereof, recorded June 8, 1918 in Volume 49, page 267, Deed Records of Klamath County, Oregon, from Ben J. Crapser and Nettie Crapser, his wife, to The Horsefly Irrigation District. For: Ditch and canal purposes. (Affects E $\frac{1}{2}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$ )

6. Grant of Right of Way, including the terms and provisions thereof, recorded July 12, 1930 in Volume 91, page 467, Deed Records of Klamath County, Oregon, from Ben Crapser and Nettie Crapser, his wife, to The California Oregon Power Company. For: Poles, wires, towers and other facilities for the distribution and transmission of electricity. Affects E $\frac{1}{2}$ NE $\frac{1}{4}$  and NE $\frac{1}{4}$ SE $\frac{1}{4}$ )

7. Grant of Right of Way, including the terms and provisions thereof, recorded November 14, 1941 in Volume 142, page 459, Deed Records of Klamath County, Oregon, from Benjamin Crapser and Nettie Crapser, his wife to The California Oregon Power Company, a California corporation. For: Poles, wires, towers and other facilities for the distribution and transmission of electricity. Affects N $\frac{1}{2}$ SE $\frac{1}{4}$ )

8. Grant of Right of Way, including the terms and provisions thereof, recorded June 22, 1948 in Volume 222, page 69, Deed Records of Klamath County, Oregon, from Charles Walker and Matilda J. Walker, husband and wife, to The California Oregon Power Company, a California corporation. For: Poles and wires and other facilities for the distribution and transmission of electricity. (Affects SE $\frac{1}{4}$ NE $\frac{1}{4}$ )

9. Grant of Right of Way, including the terms and provisions thereof, recorded April 7, 1954 in Volume 266, page 275, Deed Records of Klamath County, Oregon, from Charles Walker and Matilda Joan Walker, husband and wife, to The California Oregon Power Company, a California corporation. For: Poles, wires, towers and other facilities for the distribution and transmission of electricity. (Affects NE $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ )

STATE OF OREGON; COUNTY OF KLAMATH; ss.

filed for record at request of \_\_\_\_\_

this 21st day of January A. D. 1980 at 3:18 o'clock P. M., and

fully recorded in Vol. M 80, of DEEDS on Page 1230

FEE \$ 7.00

By *Jaqueline J. Mettler*  
Wm D. MILNE, County Clerk