

92191

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M80 Page 5362

KNOW ALL MEN BY THESE PRESENTS, That Michael R. Peterson and Peggy L. Peterson, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jimmie D. Baughman and Margaret A. Baughman, 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 tract of land situated in the S½SE½SE½ of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; being that portion of the S½SE½SE½ of said Section 8 lying East of the existing graveled road as described in Deed Volume M75, page 15158, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Section 8; thence West along the South line of said Section 8, 599.50 feet (577 feet by said Deed Volume M75, page 15158) to the center line of said existing graveled road; thence Northerly along the center line of said existing road the following courses: North 58°36'29" West 52.79 feet along the arc of a curve to the right (radius = 125.00 feet, central angle = 51°28'10") 112.29 feet, North 07°08'19" West 279.10 feet, along the arc of a curve to the left (radius = 500.00 feet, central angle = 26°50'35") 234.25 feet, North 33°58'54" West (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 \$ 37,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which): (The sentence between the symbols ①, 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 15th day of March, 1980; 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 R. Peterson  
Michael R. Peterson

Peggy L. Peterson  
Peggy L. Peterson

STATE OF OREGON, }  
County of Klamath } ss.  
March 20, 19 80.

Personally appeared the above named Michael R. Peterson and Peggy L. Peterson, husband and wife,

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

Notary Public for Oregon  
My commission expires 6/19/83

(OFFICIAL SEAL)

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: Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Mr. and Mrs. Michael R. Peterson  
1406 West 8th St.  
Alturas, CA

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Jimmie Dale Baughman  
1406 West 8th St.  
Alturas, Calif. 96101

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE  
1406 W. 8th St.  
Alturas, CA. 96101

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

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/reel/volume No. on page or as document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

SPACE RESERVED FOR RECORDER'S USE

57 feet more or less to the North line of said S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence Easterly along said North line to the NE corner of said S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence Southerly 660 feet more or less to the point of beginning, with bearing based on the South line of the SE $\frac{1}{4}$  of said Section 8 as being West.

TOGETHER WITH permanent non-exclusive easements 60 feet in width over and across the S $\frac{1}{2}$ NE $\frac{1}{4}$  and NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 17; the S $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 16 and S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 17; the N $\frac{1}{2}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$  Section 16; all in Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described in instrument recorded February 7, 1975 in Volume M75, page 1604, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH an easement for that existing cinder road in its present location as contained in Easements recorded June 18, 1974 in Volume M74, page 7514, and recorded March 7, 1979 in Volume M79, pages 5220 and 5222, Microfilm Records of 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 and highways.
2. Roadway Easement, including the terms and provisions thereof, recorded December 2, 1975 in Volume M75, page 15158, Microfilm Records of Klamath County, Oregon, from Ralph Carmichael, Trustee, to Eugene R. Coryell and Joanne M. Coryell, husband and wife.
3. Waterline easement, including the terms and provisions thereof, recorded December 2, 1975 in Volume M75, page 15160, Microfilm Records of Klamath County, Oregon, from Ralph Carmichael, Trustee to Eugene R. Coryell and Joanne M. Coryell, husband and wife.
4. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.
5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated : March 16, 1979

Recorded : March 19, 1979

Volume : M79, page 6154, Microfilm Records of Klamath County, Oregon

Amount : \$32,000.00

Grantor : Michael R. Peterson and Peggy L. Peterson, husband and wife,

Trustee : William Sisemore

Beneficiary : Klamath First Federal Savings and Loan Association, which Grantees herein agree to assume and pay, the unpaid principal balance of which is \$30,961.08 with interest paid to February 1, 1980.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 21st day of March A. D. 1980 at 12:56 o'clock PM., and

truly recorded in Vol. M80, of Deeds on Page 5362

W. D. MILNE, County Clerk

Fee \$7.00