

1-1-74

3423

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 780 Page 7412

KNOW ALL MEN BY THESE PRESENTS, That Gregory E. Yoakum

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Carol L. Fox and Norma L. Fox, 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:

In Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon,

Section 21: A portion of Government Lot 8 described as follows:

Beginning at a point on the South line of said Government Lot 8, said point being 400 feet West of the Southeast corner of said Government Lot 8; thence West along the South line of said Lot 8 a distance of 275 feet; thence North and parallel to the East line of said Lot 8 a distance of 820 feet, more or less, to a point on the South line of the first tract as described in deed to the United States of America, recorded in Book 34 at page 455; thence East along said United States property line to a point that is West a distance of 400 feet from the East line of said Lot 8; thence South parallel to said East line of said Lot 8 to the point of beginning.

EXCEPTING part taken for street along the South line thereof.

(For continuation of this deed see reverse side.)

(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, 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 \$ 30,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).⁽¹⁾ (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 14th day of June, 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.

Gregory E. Yoakum
Gregory E. Yoakum

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
June 14, 1978

Personally appeared the above named
Gregory E. Yoakum

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 4/21/79

STATE OF OREGON, County of) ss.
June 14, 1978

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Carol L. Fox
10773 Crystal Springs Rd.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of _____, 1978

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

cal
700

7412

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Perpetual right of way easement for flooding and release of damages, including the terms and provisions thereof, granted to United States of America by instrument recorded November 18, 1929 in Deed Volume 88 at page 284
3. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Lost River.
4. An easement created by instrument, including the terms and provisions thereof,
Recorded : December 19, 1945 Book: 183 Page: 203
In favor of : Pacific Power & Light Company
For : Electric power line and facilities
5. An easement created by instrument, including the terms and provisions thereof,
Dated : October 23, 1969 Book: M-77 Page: 17973
Recorded : September 26, 1977
In favor of : Paul E. Arnold and Marilyn G. Arnold, husband and wife
For : Irrigation purposes

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~

this 18th day of April

A. D. 19 80

at 4:53

P

M.

truly recorded in Vol. M80

of Deeds

on Page 7412

Wm D. MILNE, County Clk

Fee \$7.00

By *Bernetha J. Letch*