

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. Page

KNOW ALL MEN BY THESE PRESENTS, That John D. Young and Jessie L. Young, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Wesley D. Parker and Pamela I. Parker, 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 in the E1/2SE1/4 of Section 26, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 5/8" iron pin which is located North 89° 52' West 30.00 feet from the East quarter corner of Section 26, and is also the intersection of the Homedale West right of way and the East-West center of Section 26; thence South 00° 16' West 883.57 feet along the West right of way of Homedale Road to a 5/8" iron pin; thence West 421.54 feet to a 5/8" iron pin which is also the East right of way of I C Drain; thence North 00° 25' 45" West 326.91 feet along the East right of way of I C Drain to a 5/8" iron pin; thence North 19° 48' West 593.2 feet along the East right of way of I C Drain and East-West centerline of Section 26; thence South 89° 52' East 629.05 feet along the East-West center line of Section 26; (for continuation of this description 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, 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 \$ 35,000.00. 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  $\Phi$ , 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 November, 1974; 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)

Marlene T. Addington  
Notary Public for Oregon  
My commission expires 3-21-77

John D. Young  
Jessie L. Young

STATE OF OREGON,

County of Klamath  
November 15, 1974

STATE OF OREGON, County of ss.

Personally appeared and

Personally appeared the above named John D. Young and Jessie L. Young

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

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

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 3-21-77

Before me:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

7640 S. 6th St.  
KLAMATH FALLS OREGON 97601  
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 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.

By Recording Officer Deputy

26 to the point of beginning.  
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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.  
Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District."  
3. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.  
4. Easement 10 feet in width for drainage purposes, including the terms and provisions thereof, as set forth in Miscellaneous Volume 12 at page 246, dated August 27, 1956, recorded August 27, 1956, to Fredric A. Ohlemeyer and Minnie E. Ohlemeyer, husband and wife.  
5. Warranty Clearance Easement, including the terms and provisions thereof, dated June 4, 1964, recorded June 19, 1964 in Deed Volume 354 at page 30, to the United States of America.  
6. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 5th day of May A. D. 1980 at 11:32 o'clock A.M., and  
fully recorded in Vol. M80, of Deeds on Page

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernard H. Hetch