



FRONTIER
TITLE & INSURANCE CO.

84715

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M 80 Page 9483

James R. Titus and Fredia J.

KNOW ALL MEN BY THESE PRESENTS, That
Titus, husband and wife.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Arthur N.
Davis and Joan Davis

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 ap-

pertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit:
The NE $\frac{1}{4}$ NW $\frac{1}{4}$ and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 30, Township 38 South,

Range 10 East of the Willamette Meridian, in the County of
Klamath, State of Oregon.

Subject, however, to the following:

1. Reservations and restrictions, but omitting restrictions,
if any, based on race, color, religion or national origin,
including the terms and provisions thereof, as contained in the
deed from Florence W. Funsten, formerly Florence Wending, and

J. J. Funsten, dated June 2, 1944 and recorded July 24, 1944 in
Volume 167, Page 292, Klamath County Deed Records.

2. Road Maintenance Agreement, including the terms and pro-
visions thereof, dated June 28, 1965 and recorded July 9, 1965
in Volume 363, Page 127, Klamath County Deed Records.

3. An easement created by instrument, including the terms and
provisions thereof,
(for continuation of this deed see reverse side of this document)

(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 en-
tirety, 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;

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 \$ 138,000.00
~~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 23rd day of May, 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)

STATE OF OREGON, } ss.
County of Klamath
May 23rd, 1980

Personally appeared the above named
James R. Titus and Fredia J.
Titus, husband and wife,

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) May B. Brown
Notary Public for Oregon
My commission expires 8-23-80

James R. Titus
Fredia J. Titus
Fredia J. Titus) ss.
STATE OF OREGON, County of _____

Personally appeared _____, 19____ 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 be-
half 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: <u>Arthur N. & Joan Davis</u> <u>Star Route</u> <u>Davis, Oregon</u> NAME, ADDRESS, ZIP | |
| Until a change is requested all tax statements shall be sent to the following address: <u>Same as above</u> | |
| NAME, ADDRESS, ZIP | |

| | |
|--|--------|
| STATE OF OREGON, } ss. | |
| County of _____ | |
| I certify that the within instru- ment 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. | |
| NAME | TITLE |
| By _____ | Deputy |

9494

Dated : July 27, 1970
 Recorded : September 18, 1970 in Volume M70, Page 8314,
 In Favor Of : Klamath County Microfilm Records
 For : Pacific Power & Light Company, a corporation
 Affects : Electric Transmission and distribution lines
 : exact location not given

Easement for ingress and egress appurtenant to the herein described real property, more particularly described as follows:

A strip of land 30 feet in width and situated in the SW $\frac{1}{4}$ of Section 25, Township 38 South, Range 10 E.W.M., Klamath County, Oregon, the centerline of which is more particularly described as follows: Beginning at a point on the centerline of the Oregon California and Eastern Railroad from which the center of Section 25, Township 38 South, Range 10 E.W.M., bears North 42° 06' 40" East 1464.0 feet distant; thence North 21° 54' West to the Southerly right of way of State Highway #66 and South 21° 54' East to the South line of said Section 25 to a point which is 976.8 feet East of the South one-sixteenth corner of the SW $\frac{1}{4}$ of Section 25.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Frontier Title Co.

this 23rd day of May A. D. 1980 at 12:05 clock P.M., given
 duly recorded in Vol. M80, of Deeds on Page 9493

Wm D. MILNE, County Clr

Fee \$7.00

By Bernetha Hetch