

1-1-74

84970

WARRANTY DEED—TENANTS BY ENTIRETY

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9881



KNOW ALL MEN BY THESE PRESENTS, That Fred Morton

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Juanita Anderson and Jerry O. Anderson, 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:

See Exhibit "A" attached hereto and hereby incorporated herein by this reference.

No consideration this deed is recorded to add name of daughter

(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.

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 \$ none. 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 ©, 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 30 day of May, 19 80, 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 } ss.
May 30, 19 80

Personally appeared the above named Fred Morton by power of attorney to Juanita Anderson M 79 pg 28943

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

(OFFICIAL SEAL)

Before me, [Signature]

Notary Public for Oregon

My commission expires 7-30-81

STATE OF OREGON, County of } ss.

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:

Juanita Anderson
6620 Carmel Wood Dr. 95610
Citrus Heights, Calif. 95600

NAME, ADDRESS, ZIP

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

same as above

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.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

ck
720

PARCEL 1:

Beginning at a point on the Westerly right of way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet along the quarter line and South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 1560.6 feet from the iron pin which marks the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence: Continuing South 6° 02' West along the Westerly right of way line of the Dalles-California Highway a distance of 180 feet to a point; thence North 89° 49' West parallel to the above mentioned quarter line a distance of 730.54 feet to a point on the Easterly right of way line of the new location of the Dalles-California Highway; thence in a North-easterly direction following the Easterly right of way line of the new highway a distance of 182.89 feet to a point; thence South 89° 49' East parallel to the above mentioned quarter line a distance of 786.54 feet, more or less to the point of beginning, in the S½ of the SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in the S½SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right-of-way line of the Dalles-California Highway which lies North 89° 49' West a distance of 489.5 feet along the quarter section line and South 6° 02' West along the Westerly right-of-way line of the Dalles-California Highway a distance of 1560.5 feet from the iron pin marking the center ¼ corner of said Section 7; thence continuing South 6° 02' West along the Westerly right-of-way line of said highway a distance of 180 feet; thence North 89° 49' West parallel to said quarter section line a distance of 242 feet; thence North 6° 02' East parallel with the Westerly right-of-way line of said highway a distance of 180 feet; thence South 89° 49' East parallel with said quarter section line a distance of 242 feet, more or less to the point of beginning.

PARCEL 2:

Beginning at a point in the SE¼SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which is North 89° 49' West 489.5 feet to the Westerly right of way line of the old Dalles-California Highway, thence South 6° 02' West along said highway right of way line, a distance of 1560.6 feet, and thence North 89° 49' West, 486.54 feet, from the center one quarter corner of said Section 7, which point of beginning is the Southwest corner of a parcel of land described in a deed recorded in the Klamath County Deed Records, Volume 233, page 170; thence North 89° 49' West, 299.46 feet, more or less to the Easterly right of way line of the New Dalles-California Highway; thence North 11° 37' West along said highway right of way line, a distance of one foot; thence North 85° 39' East 302.64 feet to a point on the West line of that parcel of land described in a Deed recorded in Klamath County Deed Records, Volume 233, page 170; thence South 6° 02' West 25 feet to the point of beginning, being a portion of the SE¼SW¼ of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I hereby certify that the within instrument was received and filed for record on the 30th day of May A.D., 19 80 at 4:29 o'clock P M., and duly recorded in Vol. M80 of /Deeds on Page 9881.

FEE \$7.00

WM. D. MILNE, County Clerk

By Berntha J. Feltch Deputy