

86643

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 12669

KNOW ALL MEN BY THESE PRESENTS, That GERALD C. WOLFF, GERRY W. WOLFF, and CATHY K. WOLFF, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LESTER L. DEATON and JOANNE DEATON, 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:

That portion of Government Lot 20, Section 4, Township 36 South, Range 7 East of the Willamette Meridian.

Beginning at the intersection of the Southerly line of Lot 20 and the Westerly line of the Dalles-California Highway in Section 4, Township 36 South, Range 7 East of the Willamette Meridian; thence Northerly and parallel with the Westerly line of the Dalles-California Highway 208.7 feet; thence due West 208.7 feet; thence South and East and parallel with the Dalles-California Highway 208.7 feet; thence due East 208.7 feet to the place of beginning.

SUBJECT, however, to the following:  
1. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.

(continued on the 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;

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 \$ 5250.00

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 21st day of April, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
April 24, 1978

Personally appeared the above named  
GERALD C. WOLFF, GERRY W. WOLFF  
and CATHY K. WOLFF  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:  
(OFFICIAL SEAL) *Spur B. Kavita*  
Notary Public for Oregon  
My commission expires 12-22-78

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_  
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 \_\_\_\_\_

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)

GERALD, GERRY, & CATHY WOLFF  
P.O. BOX 331  
CHILOQUIN, OR 97624  
GRANTOR'S NAME AND ADDRESS

LESTER L. & JOANNE DEATON  
BOX 441  
CHILOQUIN, OR 97624  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
LESTER L. & JOANNE DEATON  
BOX 441  
CHILOQUIN, OR 97624  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
LESTER L. & JOANNE DEATON  
BOX 441  
CHILOQUIN, OR 97624  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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

(continued from other side)

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Modoc Point Unit of U.S. Indian Irrigation Service, Klamath Reservation and further reflected in document recorded March 8, 1966 in Book M-66 at page 1885 as a lien in the amount of \$50.00 as construction costs and the terms and provisions therein.

3. An easement created by instrument, including the terms and provisions thereof, Dated to and from : March 30, 1923

Recorded : April 3, 1923 Book 61 Page: 34

In favor of : The California Oregon Power Company,

Over : N $\frac{1}{2}$ W $\frac{1}{4}$ SW $\frac{1}{4}$  Sec. 4, Twp 36S., R 7 EWM.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Frontier Title Co.

this 9th day of July A. D. 1980 at 12:08 clock P. M., on

by recorded in Vol. M80, of Deeds on Page 12669

Wm D. MILNE, County Clerk

By Bernetha J. DeLoach

Fee \$7.00

*Handwritten signature/initials*

STATE OF OREGON, County of

Personally appeared  
I, the undersigned,  
being of the County of  
Klamath, State of Oregon,  
do hereby certify that the  
above instrument was duly  
recorded in the office of  
the County Clerk of said  
County, and that the same  
is a true and correct copy  
of the original as the same  
appears in the records of  
said County.

WITNESSES  
my hand and seal this

My Commission Expires

STATE OF OREGON  
County of  
I certify that the within instrument was duly recorded in the office of the County Clerk of said County, and that the same is a true and correct copy of the original as the same appears in the records of said County.

WITNESSES  
my hand and seal this

STATE OF OREGON  
County of  
I certify that the within instrument was duly recorded in the office of the County Clerk of said County, and that the same is a true and correct copy of the original as the same appears in the records of said County.