

88376

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1780 Page

15398

KNOW ALL MEN BY THESE PRESENTS, That T. A. Thomas aka Theodore A. Thomas hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gary M. Schiele and Melody J. Schiele, 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:

The E½SW¼SE¼ of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. The rights of the public in and to any portion of the above property lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof,

Recorded : May 4, 1914 Book: 42 Page: 103

In favor of : The California Oregon Power Company, a Corporation

3. An easement created by instrument, including the terms and provisions thereof,

Dated : May 1977

(For continuation of this document, see reverse side of this deed.)

(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 \$25,000.00

~~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 Ⓢ, 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 3rd day of November, 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.

Theodore A. Thomas
T. A. Thomas aka
Theodore A. Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

ss.

November 3, 1978

Personally appeared the above named

T. A. Thomas aka Theodore

A. Thomas

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2/14/81

STATE OF OREGON, County of) ss.

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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:

Gary M. Schiele and Melody J.

P. O. Box 5082

Klamath Falls, Or., 97601

NAME, ADDRESS, ZIP

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

Charles D. Neill Jr.

P. O. Box 123

Macdoel CA 96058

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/roll number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

Recorded For : May 23, 1977 Book: M-77 Page: 8927
 : Ingress and egress over Easterly 30' feet and
 : Northerly 30 feet and a 60 foot easement across
 : the North Easterly corner of herein described
 : property.

The seller and purchaser agree: The seller retains easements for access and utilities and use thereof by other people over and through a strip 30' wide around the entire property and over and through a parcel beginning at the N.E. corner, thence Southerly along the East property line a distance of 525 feet thence in a Northwesterly direction to a point on the North property line that is 350 feet Westerly of the N.E. corner, thence 350 feet Easterly along the North property line to the point of beginning.

The purchaser agrees never to place a building, store equipment or materials of any kind and to place all utilities and services underground. All of this on the North 300 feet of the property.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title -Co.

this 15th day of August A. D. 1980 at 11:33 o'clock AM. or

July recorded in Vol. M80, of Deeds on Page 15398

Wm D. MILNE, County Clerk

Bernetha A. Hetch

Fee \$7.00