

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 16712

89182

KNOW ALL MEN BY THESE PRESENTS, That

Earl E. Darrow and Kenneth

W. Darrow,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gregory H. Howard and Mary Lyn Howard, 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 tract of land situated in the S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 16, Township 39. South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ (hereinafter referred to as "parcel") thence 1st, Easterly, along the South line of said parcel 320.4 feet to a point; thence 2nd, Northerly, parallel to the West line of said parcel, 150 feet to a point; thence 3rd, Westerly, parallel to the South line of said parcel, 320.4 feet to the West line thereof; thence 4th Southerly, along said West line, 150 feet to the point of beginning.

EXCEPTING THEREFROM the County Road 30 feet in width along the West line of said tract.

(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 \$ 38,000.00

~~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 ©, 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 29th day of August, 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,

County of Klamath
August 29th, 1980

} ss.

Personally appeared the above named Earl
E. Darrow and Kenneth W.
Darrow,

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

(OFFICIAL
SEAL)

Before me

Notary Public for Oregon
My commission expires

3-883

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 _____

_____, 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:

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 _____ volume No. _____
on
page _____ of 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 _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH - KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SHASTA BRANCH - KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Subject, however, to the following:

1. Taxes for the year 1980-81 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Agreement as to irrigation, including the terms and provisions thereof, between United States of America and June F. Grimes, et al., recorded July 3, 1928, in Book 80 at page 617, Deed Records.
4. 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."

5. ~~Agreement and easement, including the terms and provisions thereof, dated January 15, 1979, recorded January 15, 1979, in Book M-79 at page 1088, Microfilm Records, from Kenneth W. Darrow and Earl E. Darrow to all future property owners.~~

KWD

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Titel Co.

this 3rd day of September A. D. 1980 at 4:08 o'clock P. M., in

uly recorded in Vol. M80, of Deeds on Page 16712

Wm D. MILME, County Clerk

By Bernetha H. Hetsch

Fee \$7.00