

4-33341

1-1-74 90930

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M80 Page 19468

KNOW ALL MEN BY THESE PRESENTS, That CHARLES I. COLLINS AND SHIRLEY J. COLLINS husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CURTIS P. BALDOCK AND JOYCE E. BALDOCK, 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 ap-

pertaining, situated in the County of KLAMATH, State of Oregon, described as follows to-wit: A portion of that tract of land recorded in Volume 358 page 340 of Deed Records of Klamath County Oregon, described therein as being in Section 5, Township 40 South, Range 10 E.W.M., said portion being more particularly described as follows: Beginning at the most Northwesterly corner of aforesaid tract of land, which corner lies at the intersection of the Easterly right of way boundary of the Great Northern Railway Company Railroad (Burlington Northern Railway Co.) and the Southeasterly right of way boundary of U.S. G-1 Lateral irrigation canal; thence along said irrigation canal right of way boundary North 41°20'30" East 383.44 feet and North 78°16'00" East 311.64 feet; thence leaving said canal boundary and bearing South 1232.84 feet to a 1/2 inch iron pipe located on the Northerly boundary of that parcel of real property described and recorded in Volume M70 page 9929, Deed records of Klamath County, Oregon; thence along said property boundary South 83°01'45" West 153.70 feet to the most Northwesterly corner thereof; which corner is marked with an iron pipe and lies on the Easterly right of way boundary of the aforesaid Great Northern Railway Company railroad; thence along said railroad right of way boundary North 24°17'30" West, 988.40 feet to the point of beginning, containing 10.40 acres, more or less.

This deed is being recorded to clarify legal description in Deed recorded as M80, page 13257 (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

1980-81 taxes, a lien but not yet payable 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 \$ 75,000.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 7th day of October, 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)

Charles I. Collins
Charles I. Collins

Shirley J. Collins
Shirley J. Collins

STATE OF OREGON,)
County of Klamath) ss.
October 7, 1980

STATE OF OREGON, County of) ss.
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Personally appeared the above named Charles I. Collins and Shirley J. Collins, Husband and Wife,

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

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: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 7/19/82

Before me: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

Collins
GRANTOR'S NAME AND ADDRESS
Baldock
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Curtis P. Baldock
9149 Dehlinger Lane
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veteran's Affairs
1225 Ferry St. S. E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath)
I certify that the within instrument was received for record on the 7th day of October, 1980, at 3:24 o'clock P.M., and recorded in book reel volume No. M80 on page 19468 or as document/fee/file/instrument/microfilm No. 90930. Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne
NAME TITLE
By Berntha H. Stuck Deputy