

88715 92304

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1780 Page 21737

KNOW ALL MEN BY THESE PRESENTS, That DONALD B. HAMILTON and
 AH MOOI HAMILTON, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by
 ARTHUR A. BEDDOE and DOREEN A. BEDDOE, 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 parcel of land situated in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ and Government
 Lots 3 and 8, Section 29, Township 39 South, Range 10 East of the
 Willamette Meridian, Klamath County, Oregon, more particularly
 described as follows:

Beginning at a point on the West line of Section 29, Township 39
 South, Range 10 East of the Willamette Meridian, from which the
 West quarter corner of said Section bears North 0°18'50" East 192.46
 feet; thence North 89°40' East 1195.84 feet; thence South parallel
 to the West line of said Section, 729.36 feet; thence South
 89°40' West 1195.84 feet to the West line of said Section; thence
 North 0°18'50" along said Section line, 729.36 feet to the point of
 beginning.

Also, all reservations of record.

(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 en-
 tirety, 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 those
 shown on the reverse side hereof

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 \$55,000.00
 (However, the actual consideration consists of or includes other property or value given or promised which is
 the whole or 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 _____ day of November, 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)

DONALD B. HAMILTON

AH MOOI HAMILTON

STATE OF OREGON,)
 County of Klamath) ss.
 November, 1980

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)

(OFFICIAL
 SEAL)

Notary Public for Oregon

My commission expires July 13, 1981

Notary Public for Oregon

My commission expires:

MR. & MRS. DONALD B. HAMILTON
 8705 Reeder Road
 Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

MR. & MRS. ARTHUR A. BEDDOE
 6707 Amber
 Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

MR. & MRS. ARTHUR A. BEDDOE
 6707 Amber
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

MR. & MRS. ARTHUR A. BEDDOE
 6707 Amber
 Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of _____) ss.

I certify that the within instru-
 ment was received for record on the
 day of _____, 19____,

at _____ o'clock _____ M., and recorded
 in Book _____ on page _____ or as

file, real 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

EXCEPTIONS:

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1. A perpetual right of way and easement to flow and/or flood said property as contained in Deed recorded in Volume 87, page 488, Records of Klamath County, Oregon.
2. Grant of right of way including the terms and provisions thereof, recorded in Volume 159, page 293, Records of Klamath County, Oregon, granted to The California Oregon Power Company, a California corporation, for pole and wire lines.
3. Irrigation Easement, including the terms and provisions thereof, recorded in Volume M77, page 23479, Microfilm Records of Klamath County, Oregon, in favor of William Albert Switzer and Vicki Louise Switzer, husband and wife, for irrigation ditch.
4. An easement for roadway purposes, including the terms and provisions thereof, granted to Lloyd M. Jensen and Hazel W. Jensen, husband and wife, by instrument recorded in Volume M78, page 17442, Microfilm Records of Klamath County, Oregon.
5. A Well Agreement, including the terms and provisions thereof, by and between Lloyd M. Jensen and Hazel W. Jensen, first parties, and Mary H. Peery, second party, recorded January 31, 1979 in Volume M79, page 2551, Microfilm Records of Klamath County, Oregon.
6. An easement for road purposes, including the terms and provisions thereof, recorded August 9, 1978 in Volume M78, page 17439, Microfilm Records of Klamath County, Oregon, granted to Cliff L. Peery and Mary H. Peery.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co

this 10th day of November 1980 at 10:47 A. D. 1980 at 10:47 o'clock A. M., or

duly recorded in Vol. M80 of Deeds on Page 21737

Wm D. MILNE, County Clerk

By Berntha Hetch

Fee # 7.00