

93627

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That EDWARD C. RICHARDSON, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WESLEY D. POWERS and CAROL K. POWERS, 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:

TOWNSHIP 35 SOUTH, RANGE 10 EAST, N.M.,
SECTION 17, EAST 1/2 OF SOUTHWEST 1/4 OF NORTHWEST 1/4, (20 ACRES)

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RIGHTS OF WAY OF RECORD AND THOSE APPARENT ON THE LAND AND GRANTOR RESERVES AN EASEMENT FOR JOINT USER ROADWAY AND ALL OTHER ROADWAY PURPOSES OVER AND ACROSS A 30 FOOT WIDE STRIP OF LAND LAYING NORTH OF ADJOINING AND PARALLEL TO THE SOUTHERLY BOUNDARY

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 HEREINAFTER

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 \$ 6750.00. 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 12th day of December, 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 LOS ANGELES
October 28, 1980.

Personally appeared the above named EDWARD C. RICHARDSON and acknowledged the foregoing instrument to be HIS voluntary act and deed.

Before me: Notary Public for CALIFORNIA
My commission expires

EDWARD C. RICHARDSON
1910 A AVE OF OAKS
NEW HALL CA 91324
OR SEP 11 1980
WESLEY D. POWERS & CAROL K. POWERS DEARLY
LOVED
5716 RICHMOND
TEMPLE CITY CA 91780

After recording return to
WESLEY D. OR CAROL K. POWERS
5716 RIO HONDO AVENUE
TEMPLE CITY, CA 91780

Until a change is requested all tax statements shall be sent to the following address:
WESLEY D. OR CAROL K. POWERS
5716 RIO HONDO AVENUE
TEMPLE CITY, CA 91780

STATE OF OREGON, County of Klamath
October 28, 1980.

Personally appeared EDWARD C. RICHARDSON 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 CALIFORNIA
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 12th day of December, 1980, at 1:32 o'clock P.M. and recorded in book reel volume No. M80 on page 24070 or as document fee instrument microfilm No. 93627 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Kenneth J. Hetch Deputy

Fee \$3.50