

1-1-74

96523

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That WINEMA PENINSULA, INC.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DONALD M. LEFLER and PHYLLIS E. LEFLER, 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 SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 34 South, Range 7 East of the Willamette Meridian.

SUBJECT, however, to the following:

1. The rights of the public in and to that portion of the above property lying within the limits of roads or highways.
2. Reservations, including the terms and provisions thereof, as set forth in Deed dated June 6, 1958, recorded June 16, 1958 in Book 300 at page 139, Deed Records, from U. S. National Bank of Portland, to Christine Adeline Campbell, reserving a right of way to Klamath County for Chiloquin-Braymill Road.
3. Reservation of "all ores and minerals of any nature whatsoever", as set forth in Warranty Deed dated December 23, 1970, recorded December 31, 1970 in Book M-70 at page 11478, Microfilm Records from Weyerhaeuser Company, a Washington Corporation to Weyerhaeuser Real Estate Company, a Washington Corporation.

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;

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 \$28,000.00. (If SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 first day of November, 1975; 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 _____, ss.

Personally appeared the above named _____

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires _____

Winema Peninsula, Inc.

GRANTOR'S NAME AND ADDRESS

Donald M. Lefler & Phyllis E. Lefler

GRANTEE'S NAME AND ADDRESS

After recording return to:

Donald M. Lefler & Phyllis E. Lefler

P.O. Box 517

Chiloquin, Oregon

NAME, ADDRESS, ZIP

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

Donald M. Lefler & Phyllis E. Lefler

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath

DECEMBER 1, 1975, ss.

Personally appeared Leroy Glenger and Elvine P. Glenger

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 Winema Peninsula, Inc.

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:

John A. Kalita Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of KLAMATH, ss.

I certify that the within instrument was received for record on the 31 day of MARCH, 1981, at 10:28 o'clock A.M., and recorded in book M81 on page 3587 or as file/reel number 96523, Record of Deeds of said county.

Witness my hand and seal of County affixed.

EVELYN BIEHN

Recording Officer By Bernetha H. Heltch Deputy

FEE:\$3.50