

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That **GEORGE A PONDELLA, JR.**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **WAYNE D. BROWN** and **PAULA SUE BROWN**, 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 parcel of land situated in the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron rod from which the one-quarter corner common to Sections 30 and 31 bears South 49° 38' 14" West 1258.23 feet; thence North 00° 02' 56" West 492.16 feet to a $\frac{1}{2}$ inch iron rod on the Northerly line of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said Section 30; thence North 89° 14' 01" West 884.98 feet to a $\frac{1}{2}$ inch iron rod on the Easterly right-of-way line of Oregon State Highway 62; thence following said Easterly right-of-way line, South 11° 38' 01" East 506.21 feet to a $\frac{1}{2}$ inch iron rod; thence leaving said right-of-way line South 89° 24' 05" East 783.28 feet to the point of beginning.

TOGETHER WITH a non-exclusive road easement being 30 feet wide while running adjacent, parallel and easterly of the westerly boundary line and 15 feet wide while running (for continuation of this description, see reverse side)

(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 \$ **22,600.00**.

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 **3RD** day of **April**, 19**81**; 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.

George A. Pondella, Jr.
(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of **Klamath**, ss.
April **3RD**, 19**81**.

Personally appeared the above named **George A. Pondella, Jr.**

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

Before me: **John A. Kahla**
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires **July 16, 1984**

Personally appeared _____ 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 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

George A. Pondella, Jr.
P.O. Box 286
Chiloquin, OR 97624

Wayne D. & Paula Sue Brown
P.O. Box 518
Chiloquin, OR 97624

After recording return to:
Wayne D. & Paula Sue Brown
P.O. Box 518
Chiloquin, OR 97624

Until a change is requested all tax statements shall be sent to the following address:
Wayne D. & Paula Sue Brown
P.O. Box 518
Chiloquin, OR 97624

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or 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

GEORGE A. BORDILLA, JR.

6138

KNOW ALL MEN BY THESE PRESENTS, That

WAYNE D. BROWN

for the consideration hereinafter stated to the grantor paid by the grantee and with the parties called the grantor does hereby grant, bargain, sell and convey unto the grantee as tenants by the entirety, hereditaments and appurtenances thereto in anywise by law in anywise attached to the County of Klamath, State of Oregon, described as follows:

A parcel of land situated in the SE of the SW of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/4 inch iron rod from which the quarter corner common to Sections 30 and 31 bears South 49° 38' 14" West 1758.23 feet; thence North 00° 02' 56" West 492.16 feet to a 1/4 inch iron rod on the Northern line of the SE of the SW of said Section 30; thence North 89° 24' 05" East 934.42 feet to a 1/4 inch iron rod on the Easterly right-of-way line of Oregon State Highway 62; thence following said Easterly right-of-way line South 11° 38' 01" East 505.58 feet to a 1/4 inch iron rod; thence leaving said right-of-way line South 24° 05' 12" East 934.42 feet to the point of beginning.

TOGETHER WITH a non-exclusive road easement being 20 feet wide while running adjacent, parallel and easterly of the westerly boundary line and 12 feet wide while running parallel and easterly of the easterly boundary line (see reverse side)

(For continuation of this description, see reverse side)
The grantor warrants and covenants unto the grantee that the above described and granted premises are free from all mortgages, liens, claims and encumbrances of every kind and character, except as noted of record in the public records of the County of Klamath, State of Oregon, and that the grantor has no other interest in the above described premises, except as noted of record in the public records of the County of Klamath, State of Oregon.

(description continued from front side)
The grantor warrants and covenants unto the grantee that the above described and granted premises are free from all mortgages, liens, claims and encumbrances of every kind and character, except as noted of record in the public records of the County of Klamath, State of Oregon, and that the grantor has no other interest in the above described premises, except as noted of record in the public records of the County of Klamath, State of Oregon.

adjacent, parallel and Southerly of the North boundary line of the following described real property:

A parcel of land situated in the South 1/4 Southeast 1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/4 inch iron rod on the Easterly right-of-way line of Oregon State Highway 62 from which the 1/4 corner common to Sections 30 and 31 bears South 12° 02' 07" West 841.54 feet; thence South 89° 24' 05" East 934.42 feet leaving said Easterly line to a 1/4 inch iron rod; thence South 00° 02' 56" East 491.70 feet to a 1/4 inch iron rod; thence North 89° 24' 07" West 832.86 feet to a 1/4 inch iron rod on said Easterly line; thence North 11° 38' 01" West, 505.58 feet along said Easterly line to the point of beginning.

SUBJECT, however, to the following:
1. Rights of the public in and to any portion of the herein premises lying within the limits of streets, roads or highways.

2. Reservations as contained in Deed recorded in Volume 139, Page 351, Records of Klamath County, Oregon.

WITNESSETH that the above premises have been lawfully sold and conveyed by the grantor to the grantee, and that the grantor has no other interest in the above described premises, except as noted of record in the public records of the County of Klamath, State of Oregon.

STATE OF OREGON
County of Klamath

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Mountain Title Co.

this 3rd day of April A. D. 19 at 3:59 o'clock P M, and
duly recorded in Vol. MB1, of Deed on Page 6138

By Evelyn Biehn, County Clerk
Fee \$7.00