

1-1-74

## WARRANTY DEED—TENANTS BY ENTIRETY

98696

Vol. 1781 Page 7200

KNOW ALL MEN BY THESE PRESENTS, That Leo H. Searle, a widower,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edmond R. Prince and Mary Prince, 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 $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 28, Township 35 South, Range 13 East of the Willamette Meridian, lying Northerly of the County Road, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes, now a lien, but not yet payable.
2. Right of way for 60 foot roadway as disclosed by instrument dated March 5, 1958, recorded June 11, 1958, in Miscellaneous Volume 12, Page 575, records of Klamath County, Oregon.
3. Reservations and restrictions contained in Land Status Report recorded October 14, 1958, in Deed Volume 304, page 628, and re-recorded October 17, 1958, in Deed Volume 305, page 46, Records of Klamath County, Oregon, as follows: "The following reservations are made: a. Right of way to United States of America, its successor or assigns, for 60 foot road (S-55, Ivory Pine Road), approved by Imo Miller,

(For continuation of this document, see reverse side of the deed)

(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 \$

~~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  $\textcircled{1}$ , 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 19; 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)

DEBRA G. MATTHEWS  
NOTARY PUBLIC - OREGON

STATE OF OREGON, My Commission Expires 1-31-84  
County of Klamath ss.

STATE OF OREGON, County of Klamath ss.  
10-27

Personally appeared Leo H. Searle and

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

Personally appeared the above named Leo H. Searle, a widower,

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ed Prince & Mary Prince  
P.O. Box 137  
Beatty, OR. 97621

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

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

702  
CASH

7200A

Superintendent, on April 22, 1958, under provisions of the Act of February 5, 1948, (62 Stat. 17). b. The above-described property is subject to all other existing easements for public roads and highway, for public utilities, and for railroads and pipelines and for any other easements or rights-of-way of records, and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."

4. Rights of Klamath County and the general public in any portion of the herein described premises lying within the limits of any road or highway.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Ed and Mary Prince

this 22nd day of April A.D. 19 81 at 12:43 o'clock P.M., and

duly recorded in Vol. M-81, of Deeds on Page 7200

EVELYN BIEHN, County Clerk  
By Jaqueline J. Mettee

Fee \$7.00