

WARRANTY DEED—TENANTS BY ENTIRETY

10302

KNOW ALL MEN BY THESE PRESENTS, That D. BRUCE MARCY and JANETTE J. MARCY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EDWARD E. ARNOLD and PHYLLIS M. ARNOLD, 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 tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon: That portion of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ lying Northerly of the Williamson River Road, EXCEPTING THEREFROM the East one acre measured North and South and adjacent to the East line of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Right of way for pole and wire lines for the transmission and distribution of electricity and the transmission of communication and control signals and all incidentals as conveyed to the California Oregon Power Company by Deed recorded November 9, 1961 in Volume 333, page 555, Deed Records of Klamath County, Oregon.

(for continuation of these exceptions, 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 \$ 91,450.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8 day of June, 1981; 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 Klamath

June 8, 19 81

Personally appeared, the above named

D. Bruce Marcy & Janette J. Marcy

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

(OFFICIAL SEAL)

Before me, Notary Public for Oregon

My commission expires July 16, 1984

STATE OF OREGON, County of

19

ss.

Personally appeared

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

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:

D. Bruce & Janette J. Marcy

P.O. Box 832

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Edward E. & Phyllis M. Arnold

21059 Old Farm Road General Delivery Bakersfield, CA 93301 Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

REAL ESTATE

P.O. Box 376

Chiloquin, Oregon 97624

PH. (503) 783-2313

NAME, ADDRESS, ZIP

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

Edward E. & Phyllis M. Arnold

21059 Old Farm Road General Delivery Bakersfield, CA 93301 Chiloquin, OR 97624

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/tee file/instrument/microfilm No.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

(continued from front side)

3. The effect, if any, of a Right of Way Easement from Wilbur Eggsman and Mabie S. Eggsman, in favor of Pacific Power & Light Company for electric transmission lines, recorded October 8, 1980 in Volume M80, page 19527, Microfilm Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
 Dated: December 28, 1978
 Recorded: December 28, 1978
 Volume: M78, page 28872, Microfilm Records of Klamath County, Oregon
 Amount: \$42,500.00
 Mortgagor: D. Bruce Marcy and Janette J. Marcy, husband and wife
 Mortgagee: State of Oregon, represented and acting by the Director of Veterans' Affairs (L-P04034)
 Said Mortgage and the note it secures are being assumed by Edward E. Arnold and Phyllis M. Arnold, the grantee herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
 this 9th day of June A.D. 19 81 at 12:06 clock P M., and
 duly recorded in Vol. M81, of Deeds on Page 10302
 EVELYN BIEHN, County Clerk
 By Debra A. Janaf
 Fee \$7.00