

5415

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That James D. Charles

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edwin A. Carey and Bette J. Carey, 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:
Beginning at a point 852 feet East of an iron pin driven into the ground at the Southwest corner of the NW $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon on property of Otis V. Saylor, which iron pin is 30 feet East of the center of a rod intersecting The Dalles-California Highway from the North and which pin is 30 feet North of the center of said Dalles - California Highway, thence East 66 feet to the point of beginning; thence North 330 feet; thence East 66 feet; thence South 330 feet; thence West along the North line of Simmers Avenue to the point of beginning.
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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath (for continuation of this deed see reverse side of this document)

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 \$37,000.00

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" 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 21st day of March, 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)

James D. Charles
James D. Charles

STATE OF OREGON,)
County of Klamath) ss.
March 21st, 1980

Personally appeared the above named
James D. Charles

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

STATE OF OREGON, County of) ss.
19

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME ADDRESS ZIP

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

NAME ADDRESS ZIP

STATE OF OREGON,) ss.

County of

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

Project and Enterprise Irrigation District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. Reservations as contained in Deed recorded in Volume 122, page 183, Deed Records of Klamath County, Oregon, as follows:

"Rights of way for irrigation and drainage ditches are hereby expressly reserved."

5. Reservations as contained in Deed recorded in Volume 40, page 358, Deed Records of Klamath County, Oregon, as follows:

"to the right of way heretofore granted to T. W. Stephens through said premises for access to the County Road from the West half of the Southwest quarter of Section 36."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 14th day of October A. D. 19 81 at 2:23 clock P. M., and

duly recorded in Vol. M-81, of Deeds on Page 18044

EVELYN BLEHN, County Clerk

By [Signature] deputy

Fee \$8.00