

## WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That JACK T. JAMAR

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILBURN SMALLWOOD and DEANN SMALLWOOD, 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:

Lot 20, Block 4, TRACT NO. 1021, WILLIAMSON RIVER KNOLL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. TOGETHER WITH an undivided 1/80th interest in and to the following described property:

The Easterly 60 feet of that portion of Government Lots 40, 41, 44 and 45, lying South of the Williamson River Knoll Subdivision and North of the Williamson River.

(continued on 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 lawfully seized in fee simple of the above granted premises, free from all encumbrances except those 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 \$ 8,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which): (The sentence between the brackets, 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 15th day of September, 1981; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by (individual) of its board of directors.

STATE OF CALIFORNIA

COUNTY OF VENTURA

SS.

On September 10, 1981 before me, the undersigned, a Notary Public in and for said State, personally appeared Jack T. Jamar

known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.

Signature

Beverly D. Bentz

Jack T. Jamar

and being duly sworn, the former is the and the latter is the

a corporation. the corporate seal and sealed in books; and each of act and deed.

(OFFICIAL SEAL)

(This area for official notarial seal)

JACK T. JAMAR  
4376 Varsity  
Ventura, CA 93003

GRANTOR'S NAME AND ADDRESS

WILBURN & DEANN SMALLWOOD  
P.O. BOX 681  
CHILOQUIN, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to

WILBURN & DEANN SMALLWOOD  
P.O. Box 681  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

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

WILBURN & DEANN SMALLWOOD  
P.O. BOX 681  
CHILOQUIN, OR 97624

NAME, ADDRESS, ZIP

STATE OF OREGON,

SS.

County of

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.

By Deputy

SUBJECT, however, to the following:

1. Reservations, including the terms and provisions thereof, in Deed between United States of America to Henry G. Wolff, recorded September 6, 1956 in Book 286, page 376, Deed Records of Klamath County, Oregon, as to sub-surface rights, except as to water.
2. Reservations as contained in Deed from United States of America to Henry G. Wolff, recorded in Volume 326, page 589, Records of Klamath County, Oregon:  
 "Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record. All subsurface rights, except water are hereby reserved in trust for Vernie Lee Wilson and Clifford Edgar Wilson, Klamath Enrollees."
3. Reservations and restrictions as contained in plat dedication, to wit:  
 "1. Building setback lines as shown on the annexed plat. 2. A 16 foot public utilities easement centered on all back and side lot lines for the purpose of constructing and maintaining said public utilities with any fences or plantings to be placed thereon at the lot owners risk. 3. One foot street plugs and reserve strip as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is properly developed. 4. All sanitary facilities subject to the approval of the County Sanitarian. 5. Vehicular access rights to Williamson River-Chiloquin State Highway is vacated in Lots 1 thru 3 of Block 1. 6. Any Deed restrictions or covenants that are on file in the Klamath County Clerk's office. 8. All easements and reservations of record."
4. Declaration of Conditions and restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, recorded August 14, 1971 in Volume M71, page 8617, Microfilm Records of Klamath County, Oregon.
5. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
6. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.  
 on 11th day of December A.D. 81 at 3:43 o'clock P.M., and  
 duly recorded in Vol. 181 of Deeds on Page 21261

By [Signature] County Clerk  
 Fee \$8.00