

1-1-74

12997

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M82 Page 8003

KNOW ALL MEN BY THESE PRESENTS, That Robert R. Walkoski and Phyllis A. Iverson, as tenants in common with Florence A. Lee hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jimmy H. Dill and Vicky A. Dill, 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:

See Exhibit "A" Attached.

(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 contained in Exhibit "A".

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 \$6,000.00. 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 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 23rd day of June, 1982; 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.

Phyllis A. Walkoski (Formerly Iverson)  
ROBERT R. WALKOSKI

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
June 23, 1982

Personally appeared the above named  
Robert R. Walkoski and  
Phyllis A. Iverson

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 6-18-86

STATE OF OREGON, County of ) ss.  
19

Personally appeared and  
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 be-  
half 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:

STATE OF OREGON, ) ss.  
County of

I certify that the within instru-  
ment was received for record on the  
day of 19  
at o'clock M., and recorded  
in book/roll/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.

TITLE

Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Crane & Bailey  
540 Main St.  
Klamath Falls, Or.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

182 JUN 23 PM 4 21

8004

6227

## EXHIBIT "A"

The following described real property in Klamath County, Oregon:

A tract of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the East quarter corner of Section 9, said township and range, and running South 0° 08' West 668.25 feet to a point; thence North 89° 52' West 1985.6 feet; thence South 0° 08' West 333.25 feet to the true point of beginning of this description; thence North 89° 52' West 469.4 feet to the Easterly right of way of the county road known as the Pine Grove Road; thence along said Easterly right of way South 24° 51' West 267.0 feet to the beginning of a 10° 53' curve to the left; thence around said curve whose long chord bears South 19° 51' West and whose long chord is 95.4 feet in length to its intersection with the South line of the S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 9; thence leaving said Pine Grove Road right of way and running along said South line of said S $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ , South 89° 49' East 613.25 feet; thence North 0° 08' East 333.25 feet, more or less, to the true point of beginning.

SUBJECT TO: Covenants, conditions, plat restrictions, reservations, rights, rights of way and easements now of record. Mortgage between Wayne O. Bozarth and Nita Delene Bozarth and First National Bank of Oregon, dated September 15, 1972, recorded September 15, 1972 in Book M-72, page 10475, which the buyer agrees to assume and pay.

SUBJECT TO: Mortgage between Robert R. Walkoski, Phyllis A. Iverson and Florence A. Lee, as mortgagors, and Ruth A. Poteet and Norma J. Meinhardt, as mortgagees, dated April 23, 1976, recorded April 28, 1978 in Volume M76, Page 6228, in the principal amount of \$2,000.00

STATE OF OREGON; COUNTY OF KLAMATH;ss

I hereby certify that the within instrument was received and filed for record on the 23 day of June A.D., 1982 at 4:21 o'clock P M and duly recorded in Vol M 82, of Deeds on page 8003

FEE \$8.00

EVELYN BIEHN COUNTY CLERK  
by Joyce McQuinn Deputy