

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

J. M. H. v. M. H. page 8610

13374

KNOW ALL MEN BY THESE PRESENTS, That JAMES F. HUGHES

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES L. ALBION and HELEN M. ALBION, 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 portion of that tract of land described in Volume M80, page 24962, Deed Records of Klamath County, Oregon, said portion being more particularly described on the attached EXHIBIT "A"

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. Agreement for Easement, including the terms and provisions thereof,
Dated : April 23, 1980
Recorded : May 5, 1980
Volume : M80, page 8260, Microfilm Records of Klamath County, Oregon
In favor of: Clarence R. Wells
For : Ingress and egress

(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 \$ -0-
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 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 30th 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.

(If executed by a corporation,
affix corporate seal)

James F. Hughes
James F. Hughes

STATE OF OREGON,

County of Klamath } ss.
June 30, 1982

Personally appeared the above named
James F. Hughes

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

(OFFICIAL
SEAL)

Before me,
Notary Public for Oregon
My commission expires 7-16-84

James F. Hughes
Star Rt Box 182
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS

James L. and Helen M. Albion
Star Rt Box 182
Chiloquin, OR 97624
GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Real Estate
P.O. Box 376
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

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

James L. and Helen M. Albion
(same as above)
NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____.

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,

County of _____) ss.

I certify that the within instru-
ment 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

SPACE RESERVED
FOR
RECORDER'S USE

EXHIBIT "A"

8611

A portion of that tract of land described in Volume M80 at page 24962, Deed Records of Klamath County, Oregon, said portion being more particularly described as follows:

Beginning at the Northwest corner of the above described tract of land, said corner marked with a 5/8" iron rod; thence North 89° 48' 06" East, 420.00 feet along the North boundary of said tract of land to a 5/8" iron rod; thence South 20° 44' 15" East 366.86 feet to a 5/8" iron rod on the South boundary of said tract of land; thence South 89° 55' 16" West 420.00 feet along said South boundary to a 5/8" iron rod on the Easterly right of way line of Chiloquin-Klamath Agency Highway; thence North 23° 19' 52" West, 328.48 feet along said Easterly right of way line to a 5/8" iron rod on the Section line common to Sections 33 and 34, Township 34 South, Range 7 East, Willamette Meridian; thence North 00° 16' 37" East 40.59 feet along said Section line to the point of beginning, with bearings based on Major Partition 81-10 on file in the office of the Klamath County Engineer.

SUBJECT TO: A road easement 30 feet in width for ingress and egress over and across a 30 feet wide portion of the above described parcel being Easterly and adjacent to the Northerly 190.59 feet of the Westerly boundary thereof, also over and across the North 30 feet of the above described parcel.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record _____ 4:30
 this 8 day of July A.D. 19 82 at _____ o'clock P.M., and
 duly recorded in Vol. M 82, of Deeds on page 8610

Fee \$8.00

EVLYN BIEHN, County Clerk

By Joyce M. Davis