

1-1-74

15755

WARRANTY DEED—TENANTS BY ENTIRETY

Vol 1182 page

12595

KNOW ALL MEN BY THESE PRESENTS, That Archie Adrin Moore and Lenora Denzil Moore, husband and wife, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Craig E. Allen and Marcia Allen, 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 parcel of land situate in the NE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the center  $\frac{1}{4}$  corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, said center  $\frac{1}{4}$  corner based on DeWitt Home Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, thence South 89° 49' West 670.00 feet; thence South 30.0 feet to a 5/8 inch iron pin on the South line of Balsam Drive, said point also being on the West line of that certain property retained by Albert L. Hand, et ux in Volume M75, page 550; Microfilm Records of Klamath County, Oregon, thence South along said West line, 289.00 feet; thence South 89° 49' West 151.00 feet; thence North 289.00 feet to a 5/8 inch iron pin on the South line of Balsam Drive, thence North 89° 49' East, 151.00 feet to the point of beginning; bearings based on Survey No. 3626.

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 on 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 \$ 1,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 23 day of September, 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)

Archie Adrin Moore  
Lenora Denzil Moore

STATE OF OREGON, County of Klamath, ss. September 23, 1982. 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 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.

Personally appeared the above named Archie Adrin Moore and Lenora Denzil Moore

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 7/13/85

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

Archie and Lenora Moore  
5505 Palum

GRANTOR'S NAME AND ADDRESS

Craig and Marcia Allen  
5601 Palum  
Klamath Falls, Or 97601

GRANTEE'S NAME AND ADDRESS

After recording return to \_\_\_\_\_

Shantee

NAME, ADDRESS, ZIP

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

Shantee

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

NAME

TITLE

By \_\_\_\_\_ Deputy

15200

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. Taxes, including the current fiscal year have been assessed with Veterans' Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.
3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby.
4. Mobile Home taxes for 1981, due and payable.  
Amount: \$126.66, plus interest. Account No. 192-148122

5. An easement created by instrument, including the terms and provisions thereof,  
Dated: September 25, 1979  
Recorded: May 7, 1981  
Volume: M81, page 8144, Microfilm Records of Klamath County, Oregon  
Re-recorded: September 26, 1979  
Volume: M79, page 22783, Microfilm Records of Klamath County, Oregon

Affects: Roadway easement for ingress and egress being more particularly described as follows: Beginning at a point 105 feet East of the Northwest corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 12, Township 39 South, Range 8 East of the Willamette Meridian; thence continuing East along the North line of said NE $\frac{1}{4}$ SW $\frac{1}{4}$  30 feet; thence South 290 feet; thence West 30 feet; thence North 290 feet to the point of beginning.

6. Right of way easement, including the terms and provisions thereof,  
Dated: April 9, 1981  
Recorded: May 22, 1981  
Volume: M81, page 9087, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company  
For: Electric transmission and distribution lines

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

1:54

this 22 day of Sept. A.D. 1982 at o'clock P.M.

duly recorded in Vol. M 82, of Deeds on a 12595

Fee: \$8.00

EVLYN GLENN, County Clerk

By *[Signature]*

Witness my hand and seal of the County of Klamath, Oregon, this 22 day of September, 1982.

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