

50016927

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 118 Page 14681

KNOW ALL MEN BY THESE PRESENTS, That **WARREN L. LOUGH and LADEAN P. LOUGH**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **EARL D. MEYERS and BETTY A. MEYERS**, 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 REVERSE)

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.

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 **\$18,000.00**.
 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 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 **October**, 19 **82**; 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.

Warren L. Lough
 Warren L. Lough

LaDean P. Lough
 LaDean P. Lough

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of **Klamath**

October **30**, 19 **82**

Personally appeared the above named

Warren L. Lough
LaDean P. Lough

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

Before me, *[Signature]*
 Notary Public for Oregon
 My commission expires **7-16-84**

Warren L. & LaDean P. Lough

Star Rt., Box 133

Chiloquin, OR 97624

Earl D. & Betty A. Meyers

344 D St.

Fillmore, CA 93015

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.

Earl D. & Betty A. Meyers

344 D St.

Fillmore, CA 93015

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

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:

STATE OF OREGON,

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

18041

EXHIBIT "A"

14682

DESCRIPTION

The Northerly 401.98 feet of the following described parcel:

That portion of the NW $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 14, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of that certain easement described in Volume M72, page 4568, Microfilm Records of Klamath County, Oregon, and EXCEPTING THEREFROM the following:

Beginning at the Northwest corner of Section 14, thence South along the Section line between Sections 14 and 15 to the Southeast corner of Lot 3 in Block 1 of WOODLAND PARK; thence due East to the West line of property deeded to John Schoonover by Deed recorded in Volume M69 page 5721, Microfilm Records; thence Northwesterly to a point on the North line of Section 14; said point being 60 feet from the Northwest corner of Section 14; thence Westerly a distance of 60 feet to the point of beginning.

ALSO:

Lot 4, Block 1 of WOODLAND PARK, together with an undivided 1/88th interest in two parcels situated in Government Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian and being more particularly described as follows:

PARCEL 1

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running; thence along the North line of said Section North 89° 42' 15" East 400 feet; thence South 62.42 feet; thence South 46° 57' 20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37° 53' 20" West 136.90 feet; thence North 16° 33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89° 42' 15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50° 43' 50" East 453.16 feet; thence South 76° 17' 30" East 886.79 feet to the true point of beginning of this description; thence South 35° 56' 30" West 446.55 feet to a point on the Northeasterly bank of Williamson River; thence South 45° 32' 20" East 84.00 feet; thence North 44° 52' 10" East 411.58 feet; thence North 34° 25' 40" West 156.01 feet, more or less, to the true point of beginning of this description.

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. Reservations and restrictions as contained on the plat and in the dedication of Woodland Park.
3. Conditions and restrictions as contained in Patent recorded in Volume 101, page 509, Deed Records of Klamath County, Oregon.
4. Conditions and restrictions as contained in Order Removing Restrictions, recorded December 2, 1958 in Volume 307, page 145, Deed Records of Klamath County, Oregon.
5. Reservations as set forth in Land Status Report recorded December 22, 1958 in Volume 308 at page 129, Deed Records of Klamath County, Oregon.
6. Utility easements as delineated on the recorded plat along back and side lines.
7. Set back provisions as delineated on the recorded plat, 20 feet along front lot lines.
8. An easement created by instrument, including the terms and provisions thereof, dated April 24, 1972, recorded April 28, 1972 in Volume M72, page 4568, Microfilm Records of Klamath County, Oregon, in favor of G. E. Rutledge and Phyllis Rutledge, husband and wife, for ingress and egress.

STATE OF OREGON: COUNTY OF KLAMATH :ss

I hereby certify that the within instrument was received and filed for record on the 4 day of Nov A.D., 1982 at 2:42 o'clock P M, and duly recorded in Vol M82, of Deeds on page 14681

Fee \$ 8.00

EVELYN BLEHN COUNTY CLERK

by Joyce M. Allen Deputy