

1-1-74

20183

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1883 Page 1884



KNOW ALL MEN BY THESE PRESENTS, That **Robert P. McKiddy and Thelma D. McKiddy** husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor, **Michael P. McKiddy & Barbara K. McKiddy**, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell, 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 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 is lawfully seized in fee simple of the above granted premises, free from all encumbrances

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, ~~which was the sum of \$10,000.00~~ **Love & affection** ~~between the parties hereto~~ **and that the actual consideration was the sum of \$10,000.00** (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 **18th** day of **January**, 19 **83**; 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)

STATE OF **Washington**, ) ss.  
County of **King**, )  
**Jan 19**, 19 **83**

Personally appeared the above named **Robert P. McKiddy** and **Thelma D. McKiddy** who, being duly sworn, depose and acknowledge the foregoing instrument to be their voluntary act and deed.

Before me: **Spencer L. Kery**  
Notary Public for Oregon  
My commission expires **2/10/83**

STATE OF **Washington**, ) ss.  
County of **King**, )  
**Jan 19**, 19 **83**  
Personally appeared **Robert P. McKiddy** and **Thelma D. McKiddy** 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 **Kiddy**, 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: **Spencer L. Kery**  
Notary Public for Oregon  
My commission expires: **Feb 10, 1983**

**Robert P. McKiddy**  
**Thelma D. McKiddy**  
**27060-164th S.E. Kent Wn. 98031**  
GRANTOR'S NAME AND ADDRESS  
**Michael P. McKiddy**  
**Barbara K. McKiddy**  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
**MIKE MCKIDDY**  
**P.O. Box P**  
**KLAMATH FALLS ORE. 97601**  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of **King**, )  
I certify that the within instrument was received for record on the **19th** day of **January**, 19 **83**, at **10** o'clock **M.** and recorded in book/reel/volume No. **1883** on page **1884** or as document fee/file/instrument/microfilm No. **1884**. Record of Deeds of said county. Witness my hand and seal of County affixed.

By **Spencer L. Kery** Deputy

-Legal Description-

1885

A tract of land situated in the southwest quarter of the southwest quarter of Section 3, Township 36 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the Southwest corner of said Section 3; thence N 89° 04' E along the South line of said Section 3 a distance of 662.5 feet to the Westerly line of "Pelican Acres" Subdivision; thence Northerly along the Westerly line of "Pelican Acres" Subdivision a distance of 30.3 feet to the Northwest corner thereof; thence Easterly along the Northerly line of "Pelican Acres" Subdivision a distance of 619.1 feet, more or less, to the Northeast corner thereof, said point being on the Westerly line of the Klamath Falls-Rocky Point Highway, and said point being northerly a distance of 17.8 feet measured along the easterly line of "Pelican Acres" Subdivision from the South line of said Section 3; thence Northerly along the Westerly line of the Klamath Falls-Rocky Point Highway, a distance of 312.2 feet, which is 330 feet North of the South line of said Section 3, to the true point of beginning of this description; thence S 89° 04' W parallel with the South line of said Section 3, a distance of 951.5 feet, more or less, to the Southeast corner of that tract of land described in Deed Volume 341, page 603, of Klamath County Deed Records; thence N 0° 24' W along the Easterly line of said tract of land a distance of 130.00 feet; thence N 89° 04' E, parallel with the South line of said Section 3 a distance 330.-- feet; thence S 0° 24' E 30 feet; thence N 89° 04' E, parallel with said south line of Section 3, 621.5 feet, more or less, to the Westerly line of said Highway; thence Southerly along the Westerly line of said highway, a distance of 100 feet, more or less, to the point of Beginning.

The above described tract of land contains 2.41 acres, more or less, and is subject to a 30 foot wide right-of-way for ingress, egress and utilities to that certain tract of land sold to William Ganong, Jr. and Betty Ganong, said right-of-way being described in Deed Volume 341, page 603, Klamath County Deed Records.

Subject to: Easements and rights of way of record and those apparent on the land, if any, and to agreement relative to the regulations and control of the waters of Upper Klamath Lake recorded February 15th, 1924, in Volume 63, page 459 of Klamath County, Oregon Deed Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

11:59

this 4 day of Feb. A.D. 1983 at o'clock A.M., a

duly recorded in Vol. 1883, of Deeds on Page 1884

Fee \$8.00

EVELYN BIEHN, County Clerk

By *Bernetha H. Litch*