

23857

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Michael Long and Joy L. Long, as tenants by the entirety, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jeremiah J. Geaney and Kimber L. Geaney, 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:

The NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH: A perpetual easement in, to, upon and over the presently existing roadway located in Klamath County, Oregon, and described as follows:

The West 30 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 33, Township 40 South, Range 10 East of the Willamette Meridian, and a triangular portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, beginning at a point on the South section line of Section 33, 200 feet East of the Southwest corner; thence West 170 feet; thence North 170 feet; thence Southeast in a straight line to the point of beginning. Said easement being for the purpose of ingress and egress over and upon said roadway.

(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, subject to easement dated 2/20/77, recorded 2/22/77, Book M-77, Page 3132; and mortgage recorded 7/6/78, Book M-78, Page 14471, which purchasers assume & agree to pay according to the terms thereof 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 \$ 87,000.00

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 20th day of May, 1983; 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)

Michael Long
Joy L. Long

STATE OF OREGON,

County of Klamath

5-20-83, 1983.

Personally appeared the above named
Michael Long & Joy L. Long

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

Before me, *Evelyn Biehn*
(OFFICIAL SEAL) Notary Public for Oregon

My commission expires 3-22-85

STATE OF OREGON, County of

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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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
25th day of May, 1983,
at 10:51 o'clock A.M., and recorded
in book/reel/volume No. M83 on
page 8107 or as document fee file
instrument/microfilm No. 23857.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

By *Jerry Lewis* Deputy
Fee \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
P.O. Box 635 K
City, 9760

NAME, ADDRESS, ZIP

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

Grantees
As Above

NAME, ADDRESS, ZIP