

1-1-74

26027

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m83 Page 11652

KNOW ALL MEN BY THESE PRESENTS, That George F. McIntire and Sophia McIntire, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lucile F. Kepner, 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:

PARCEL 1

The 1/2 of the following described property:
Beginning at a point on the Southeastly right of way boundary of the Dalles-California Highway in the SW1/4NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; which point of beginning is North, 940.8 feet; thence East 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right of way boundary a distance of 50 feet; thence South 73° 05' East 150 feet; thence North 16° 55' East 50 feet; thence North 73° 05' West 150 feet; more or less, to the point of beginning, being a portion of the SW1/4 NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian.

PARCEL 2

A portion of the W1/2NW1/4 of Section 20, Township 28 South, Range 8 East (For continuation of this deed see reverse side of this deed)

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 \$ 100,000.00
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 26th day of September, 1974; 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 OREGON,

County Klamath

Marlene T. Addington
Notary Public for Oregon

STATE OF OREGON, County of Klamath

Personally appeared

September 26 1974

Personally appeared the above named George F. McIntire and Sophia McIntire and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Marlene T. Addington
(SEAL) Notary Public for Oregon
My commission expires: 3-21-77

Before me: George F. McIntire (SEAL)
Notary Public for Oregon
My commission expires: 3-21-77

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Lucille Kepner
3038 Cannon Street
Klamath Falls, OR 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, County of Klamath
I certify that the within instrument was received for record on the 26th day of September, 1974, at 10 o'clock A.M., and recorded in book 11652 on page 11652 or as file/reel number 11652
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By Marlene T. Addington Recording Officer
Deputy

of the Willamette Meridian, described as follows:

Beginning at a point on the Easterly right of way line of The Dalles-California Highway, which point is South South 16° 53' 30" West along the feet; thence East, 491.6 feet and thence South 16° 53' 30" West along the Easterly right of way line of said Highway, a distance of 150 feet; from the section corner common to Sections 17, 18, 19 and 20, Township 28, South, Range 8 East of the Willamette Meridian; thence South 16° 53' 30" West, 150 feet; thence North 16° 53' 30" East, 100 feet; thence South 73° 06' 30" East, 150 feet; thence North 16° 53' 30" West, 150 feet, more or less to the point of beginning; being a portion of said West half of Northwest quarter, said Section 20, Township 28 South, Range 8 East of the Willamette Meridian.

PARCEL 3

Beginning at a point on the Southeasterly right of way boundary of the Dalles-California Highway in the SW1/4NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian; which point of beginning is North 940.8 feet; thence East, 482.9 feet; and thence South 16° 55' West 70.1 feet from the one-quarter corner common to Sections 19 and 20 in said Township and Range; thence South 16° 55' West along said right of way boundary a distance of 150 feet; thence South 73° 05' East 150 feet to the true point of beginning; thence North 73° 05' West 40 feet to the Easterly line of the Dalles-California Highway; thence South 16° 55' West 350 feet, more or less, to the Northwest corner of the parcel described in deed recorded October 22, 1963 in Deed Volume 348 at page 603; thence South 73° 05' East 190 feet along the Northerly line of said parcel; thence North 16° 55' East 450 feet to the Southeast corner of the parcel described in contract recorded May 12, 1970 in M-70 at page 3748; thence North 73° 06' 30" West along the Southwesterly line of said parcel 150 feet; thence South 16° 55' West 100 feet to the true point of beginning.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Limited access in deed to the State of Oregon, by and through its State Highway Commission, recorded October 14, 1954 in Deed Volume 270 at page 14, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the State of Oregon, 271 at page 112, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property.
3. Limited access in deed to the State of Oregon, by and through its State Highway Commission, recorded August 25, 1954 in Deed Book 268 at page 622, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property.
4. Limited access in deed to the State of Oregon, by and through its State Highway Commission, recorded November 23, 1956 in Deed Volume 288 at page 120, which provides that no right or easement of right of access to, from, or across the State Highway other than expressly therein provided for shall attach to the abutting property.
5. Indenture of access, including the terms and provisions thereof, between the State of Oregon, by and through its State Highway Commission, and Joe Bellavance, at ux, this affects the access in deed Volume 288 at page 120. This affects the access in deed Volume 271 at page 112 as shown in Exception 3 of this report.
6. Easement, including the terms and provisions thereof, disclosed by instrument recorded in Book M-65 at page 1700, County Clerk's Records, from Jack A. Moebius to Tommy Forrest Coble. (Affects East 5 feet and North 15 feet).
7. An easement created by instrument, including the terms and provisions thereof, dated November 18, 1970, recorded April 2, 1971 in Book M-71 at page 2756, Microfilm Records, in favor of Beaver State Telephone Company for telephone poles, wires, guys and fixtures over parcel 1.
8. Mortgage including the terms and provisions thereof, dated November 19, 1968, recorded December 18, 1968 in Book M-68 at page 10951, given to secure the payment of \$5,500.00, with interest thereon and such future advances as may be provided therein, executed by Tommy Forrest Coble and Udean Coble, husband and wife to Lee Bellavance, a widow. (Affects other property).
9. Financing Statement filed August 15, 1973 under County Clerk's File No. 80330 by George F. McIntire and Sophie McIntire to Donald K. Harriger.
10. Subject to the requirements and provisions of ORS Chapter 481, pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record .. A. D. 19 83 at 2:29 o'clock P. M., and
this 21st day of July, of Deeds on Page 11652
duly recorded in Vol. M83

EVELYN BIEHN, County Clerk
By *Bernetha H. H. H.*