

1-1-74

28597

WARRANTY DEED—TENANTS BY ENTIRETY
K-36460

Vol. M83 Page 16297

KNOW ALL MEN BY THESE PRESENTS, That
Don R. Angel and Minnie L. Angel

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Franklin K. Walling & Christine M. Walling, 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:

Beginning at a point in the center of the East line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 11, Township 41 South, Range 10 E.W.M., extending thence North 8 rods; thence West 50 rods; thence South 8 rods; thence East 50 rods back to the point of beginning; SAVE AND EXCEPTING ANY portion lying within the roadway; EXCEPTING ANY portions lying within deed recorded February 7, 1941 in Vol. 135 page 287, Deed records of Klamath County, Oregon, between Fred Stukel and Leonard Bowman being the Tract adjacent on the North, and also EXCEPT ANY portion lying with deed recorded January 3, 1973 in Vol. M73 page 103, Deed records of Klamath County, Oregon between Warren Conner and Dale Coombe, being the Tract adjacent on the South.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Liens and assessments of Klamath Project and Van Brimmer Ditch Company; Liens and assessments of Klamath Basin Improvement District; Taxes for 1983-84.

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 above

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 \$ 57,000.00

~~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 21 day of September, 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)

STATE OF OREGON, } ss.
County of Klamath }
September 21, 1983

Personally appeared the above named
Don R. Angel and Minnie L. Angel

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 8-5-87

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, } ss.

County of Klamath }

I certify that the within instrument was received for record on the 21st day of September, 1983, at 1:42 o'clock P.M., and recorded in book/reel/volume No. M83 on page 16297 or as document/fee/file/instrument/microfilm No. 28597, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By _____ Deputy

Fee: \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

POB 230

Merrill

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE