

1-1-74

32518

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That CARL A. FRANKLIN and KATHLEEN C. FRANKLIN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAY W. SHANOR and NAOMI RUTH SHANOR

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:

A tract of land situated in Government Lot 16, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning as a 5/8 inch iron pin on the South line of said Government Lot 16, said point situated North 89° 43' 34" West a distance of 1188.84 feet from the East 1/4 corner of said Section 34, marked by a brass capped monument; thence Northeasterly along the Northwesterly right of way line of the Southern Pacific Railroad 250 feet, more or less to the point of beginning; thence North 68° 44' 24" West a distance of 4 feet, more or less to a 5/8 inch iron pin; thence continuing North 68° 44' 24" West 371.60 feet to a 5/8 inch iron pin on the Easterly bank of Williamson River; thence continuing North 68° 44' 24" West to the thread of said river; thence North-easterly along the thread of said river a distance of 220 feet, more or less; thence South 76° 10' 54" East to a 5/8 inch iron pin on the Easterly bank of said river;

(for continuation of this description, 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 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 \$ 5,700.00. However, the actual consideration consists of no money, other property, or valuable goods or promises 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 15th day of October, 1975; 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)

Carl A. Franklin

Kathleen C. Franklin

STATE OF ~~OREGON~~ CALIFORNIA, } ss.
County of Shasta
October 13, 1975

STATE OF OREGON, County of _____ ss.
_____, 19____

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 _____

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: _____

My commission expires July 9, 1979

Carl A. Franklin & Kathleen C. Franklin

GRANTOR'S NAME AND ADDRESS

Jay W. Shanor & Naomi Ruth Shanor
10812 Cord Ave
Downey, Ca. 90241

After recording return to:

Jay W. Shanor & Naomi Ruth Shanor
10812 Cord Ave
Downey, CA. 90241

NAME, ADDRESS, ZIP

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

Jay W. Shanor & Naomi Ruth Shanor
10812 Cord Ave
Downey, CA. 90241

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ or page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

Deputy

By _____

SPACE RESERVED FOR RECORDER'S USE

OK 8.00

thence continuing South $76^{\circ} 10' 54''$ East 315.00 feet to a point on the Northwestern right of way line of the Southern Pacific Railroad; thence Southwesterly along said right of way, a distance of 250 feet, more or less to the point of beginning, with the bearings based on recorded Survey No. 1516, as recorded in the Klamath County Surveyor's office.

SUBJECT, however, to the following:

1. Reservations and restrictions as set forth in Deed from United States of America to Leroy Gienger and Elvine Gienger, recorded March 17, 1958 in Deed Volume 298 at page 136.
2. All subsurface rights, except water are hereby reserved, in trust, for the heirs of William Juda Jim, deceased, Klamath Allottee No. 1360 as disclosed by instrument recorded March 17, 1958 in Deed Volume 298 at page 136.
3. The rights of the public and of Governmental bodies in and to any portion of the above property lying below high water mark of the Williamson River.

STATE OF OREGON,)

County of Klamath)

Filed for record at request of

on this 16th day of Jan A.D. 19 84

at 9:19 o'clock A M, and duly

recorded in Vol. M84 of Deeds

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EVELYN BIEHN, County Clerk

By Ann South Deputy

Fee 8.00