

1-1-74

32814

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M84 Page

1231

KNOW ALL MEN BY THESE PRESENTS, That

Gary Randall and Nancy Randall

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by

CHARLES D. CHEYNE & MARGARET G. CHEYNE

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 Northeast Quarter of Section 35, Township 39 South, Range 12, East of the Willamette Meridian, Excepting the portion thereof conveyed to the United States of America by Deed recorded in Vol. 69 page 555, Deed records of Klamath County, Oregon, and Excepting rights of way for existing roadways. Subject to reservations, restrictions, rights of way of record and those apparent upon the land; AND Mortgages, including the terms and provisions thereof, executed by Gary Randall et ux to The State of Oregon represented & Acting by the Director of Veterans' Affairs recorded June 7, 1978 in Vol M78 page 12137, AND Mortgages to United States of America, acting through the Farmers Home Administration, recorded June 20, 1978 in Vol. M78 page 13104 AND February 13, 1980 in Vol. M80 page 2925, all records of Klamath County, Oregon, WHICH SAID Mortgages, Grantees herein agree to assume and pay; Assessments roll & tax roll disclose that the within described premises were specially assessed as farm land pursuant to ORS 308.370 to 308.403.

(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 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 \$ 290,000.00

However, The actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 23 day of January, 19 84, 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.

This instrument does not guarantee that any particular use may be made of the property described

(If executed by a corporation, the grantor should check with the appropriate city or county planning department to verify approved uses.)

Gary Randall

Nancy Randall

Nancy Randall

STATE OF OREGON,)
County of Klamath) ss.
January 23, 19 84

Personally appeared the above named
Gary Randall and
Nancy Randall

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 8-5-87

STATE OF OREGON, County of) ss.
January 23, 19 84

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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
Rt 1 Box 62A
Bonanza, OR 97623

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

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 23rd day of January, 19 84, at 2:00 o'clock P.M., and recorded in book reel volume No. M84 on page 1231 or as document fee/file/instrument/microfilm No. 32814. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith, Deputy

Fee: \$4.00