

1-1-74

33039

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1176 Page 1572

KNOW ALL MEN BY THESE PRESENTS, That Lloyd V. Howard and Letha Waive Howard, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Roger D. Owen and Donna Owen,

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 portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:
Beginning at a point 1073.5 feet North of a point 100 feet West of the corner common to Townships 39 and 40 South, Ranges 7 and 8 East of the Willamette Meridian; thence North 208.7 feet; thence West 208.7 feet, thence South 208.7 feet; thence East 208.7 feet to the place of beginning. Subject, however, to the following:

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. An easement created by instrument, including the terms and provisions thereof,

Dated : March 22, 1926
Recorded : April 8, 1926 Book: 69 Page: 440
In favor of : California Oregon Power Company
Over : S $\frac{1}{4}$ SE $\frac{1}{4}$ (no exact location given, Covers additional property.)

(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 \$ 10,900.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 21st day of July, 1978; 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 of Klamath } ss.
July 21, 1978

Personally appeared the above named Lloyd V. Howard and Letha Waive Howard, husband and wife,

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

(OFFICIAL SEAL)

Before me: *[Signature]*
DONNA K. PICK
NOTARY PUBLIC OREGON
My Commission Expires 7/21/79

STATE OF OREGON, County of Klamath } ss.
July 21, 1978

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Roger D. Owen
Box 111
Gleno, OR 97627

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 30th day of January, 1979, at 3:15 o'clock P.M., and recorded in book 284 on page 1572 or as file/reel number 33039.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Bishop, County Clerk
Recording Officer
By *[Signature]* Deputy

Fee: \$4.00