

K-36702

33098

WARRANTY DEED—TENANTS BY ENTIRETY

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

Vol. 184 Page 1659

KNOW ALL MEN BY THESE PRESENTS, That

WILLIAM R. LAVERNE, SR. AND VILLA MARIE LAVERNE  
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT A. CAMPBELL & BARBARA G. CAMPBELL, 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:

A parcel of land situated in the W $\frac{1}{2}$  of the SE $\frac{1}{4}$  of Section 30, Township 39 South, Range 11 East, Willamette Meridian, in Klamath County, Oregon, being more particularly described as follows:

Beginning at a  $\frac{1}{2}$ " rebar on the North-South centerline of the SE $\frac{1}{4}$  of Section 30, from which the Section corner common to Sections 29, 30, 31, and 32 bears S. 00°15'51" W. 2170.00 feet and S. 89°56'27" E. 1320.4 feet; thence West 842.91 feet to an  $\frac{1}{2}$ " rebar on the Easterly right of way line of Harpold County Road; thence Northeasterly, along said right of way line, to a  $\frac{1}{2}$ " rebar at the intersection of said right of way line and the East-West centerline of Section 30; thence S. 89°57'06" E. 501.78 feet, more or less, along the East-West centerline of Section 30, to a  $\frac{1}{2}$ " rebar marking the C-E 1/16 corner of Section 30; thence S. 00°15'51" W. 475.57 feet, along the North-South centerline of the SE $\frac{1}{4}$  of Section 30, to the point of beginning. SUFFICIENT, 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 Subject to reservations, restrictions, rights of way of record and those apparent upon the land. Assessments of Klamath Project and Poe Valley Irrigation; The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land (pursuant to ORS 308.378 & 308.403) 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 \$ 14,800.00  
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 30 day of January, 1984, 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 in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON,  
County of Klamath } ss.  
January 30, 1984

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 be-  
half 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:

Personally appeared the above named  
William R. Laverne Sr., &  
Villa Marie Laverne  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 8-5-87

(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee  
3020 Shasta Way  
Klamath Falls, OR 97603  
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 instru-  
ment was received for record on the  
31st day of January, 1984,  
at 2:26 o'clock P.M., and recorded  
in book/reel/volume No. 434 on  
page 1652 or as document/fee/file/  
instrument/microfilm No. 33098  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehr, County Clerk  
NAME TITLE  
By \_\_\_\_\_ Deputy

Fee: \$4.00