

1-1-74

35145

WARRANTY DEED - TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Peggy V. Halstead Peggy V. Diaz Gonzales, aka

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert C. Hall and Theda M. Hall

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 portion of the W 1/2 SW 1/4 SW 1/4 and a portion of the W 1/2 E 1/2 SW 1/4 SW 1/4 lying South-easterly of Klamath Falls - Lakeview Highway in Section 7, Township 38 South, Range 11 East of the Willamette Meridian, EXCEPTING that portion lying with Haskins Road, in the County of Klamath, State of Oregon.

- Subject, however, to the following:
1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Right of way for pole line, including the terms and provisions thereof, executed by Ernest Ritter, et ux, to the California Oregon Power Company, by deed dated May 10, 1949, recorded May 13, 1949, on page 185 of Volume 231 of Deed Records of Klamath County, Oregon.
3. A 60 foot easement along the North line for ingress and egress, including the terms and provisions thereof, as disclosed by deed records on April 1, 1970 in Book M-70 at page 2580.

(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 \$ 73,730.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the

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 8th day of May, 1981; 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.

Peggy V. Halstead
Peggy V. Diaz Gonzales, aka
Peggy V. Halstead

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, May 8, 19 81

STATE OF OREGON, County of, ) ss. 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

Personally appeared the above named Peggy V. Diaz Gonzales, aka Peggy V. Halstead

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

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 3-22-85

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: ROBERT HALL P.O. BOX 7328 KFO 97608
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, ) ss. I certify that the within instrument was received for record on the 4th day of April, 1984, at 10:56 o'clock A.M., and recorded in book/reel/volume No. M84 on page 5429 or as document/fee/file/instrument/microfilm No. 35145, Record of Deeds of said county. Witness my hand and seal of County affixed. Evelyn Biehn, County Clerk By Deputy Fee: \$4.00