

1-1-74

37694

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M84 Page 9932

KNOW ALL MEN BY THESE PRESENTS, That husband and wife NOLAN C. SOUTH and WILMA K. SOUTH, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GEORGE D. JESSER and CATHERINE M. JESSER, 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 tract of land in the E 1/2 NW 1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning on the Southerly line of the Klamath Falls-Ashland Highway, at a point which is South 135 feet from the quarter corner common to Sections 28 and 33 in Township 39 South, Range 3 East of the Willamette Meridian; thence South 61° 56' West 219 feet along the Southerly line of said highway to the true point of beginning; thence continuing South 61° 56' West along the Southerly line of said highway, a distance of 155 feet; thence South 1514.30 feet to a stake on the Northerly right of way line of the Weyerhaeuser Logging Road; thence North 54° 12' East 173.35 feet along said right of way line to a point; thence North 0° 01' West 1435.53 feet to the true point of beginning.

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. (See attached)

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 \$ \$ 73,965.07.
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 12th day of June, 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.

(If executed by a corporation, affix corporate seal)

Nolan C. South
NOLAN C. SOUTH

Wilma K. South
WILMA K. SOUTH

STATE OF OREGON, County of Klamath, 1984 ss.

Personally appeared

and 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)

STATE OF OREGON

County of Klamath

June 12, 1984

Personally appeared the above named Nolan C. South and Wilma K. South

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 11/16/84

Nolan C. South and Wilma K. South

Box 63A Harriman Rt.
Klamath Falls, OR 97601

George D. Jesser, Catherine M. Jesser

Rt. 3 Box 344
Klamath Falls, OR 97601

After recording return to:

Same as Grantee

NAME, ADDRESS, ZIP

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

Same as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of

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

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

EXCEPTIONS:

9933

1. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobil Home and any interest or liens disclosed thereby.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Emmitt Irrigation District.
4. Grant of Right of Way, including the terms and provisions thereof, in favor of the California Oregon Power Company, for transmission and distribution of electricity, recorded in Volume 69, page 385, Records of Klamath County, Oregon.
5. Easement and releases in favor of the California Oregon Power Company, recorded in Volume 96, page 575, Volume 96, page 580 and Volume 96, page 617, Records of Klamath County, Oregon, for regulation and control of the flow of Klamath River.
6. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: August 16, 1978

Recorded: August 17, 1978

Volume: M78, page 18209, Microfilm Records of Klamath County, Oregon

Amount: \$42,500.00

Mortgagor: Nolan C. South and Wilma K. South, husband and wife

Mortgagee: State of Oregon, represented and acting by the Directors of Veterans' Affairs (L-M95405)

Said Mortgage to be assumed by Grantees.

"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)

Filed for record at request of

on this 13 day of June A.D. 19 84
at 2:12 o'clock P M, and duly
recorded in Vol. M84 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 8.00