

WARRANTY DEED—TENANTS BY ENTIRETY

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38570

KNOW ALL MEN BY THESE PRESENTS, That

John Dean Watkins and Mary Anne

Watkins

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harold L. Buck and Irene E. Buck, 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 Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 3, said point being marked by an "X" on a rock; thence S 89°49' E along the north line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 3 a distance of 596.42 feet to the easterly line of the County Road; thence S 42°29' W along the easterly line of the county road a distance of 51.14 feet to an iron pin; thence S 35°54' W along the easterly line of the County Road a distance of 338.60 feet to an iron pin marking the true Point of Beginning of this description; thence S 35°54' W along the easterly line of the County road a distance of 76.00 feet to an iron pin; thence S 45°19' E a distance of 101.19 feet to an iron pin; thence N 35°54' E a distance of 91.45 feet to an iron pin; thence N 54°06' W a distance of 100.00 feet to the True Point of Beginning of this description.

Also known as Parcel No. 6 Pine Cone Addition (See Addition 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 easements and rights of way of record and apparent on the land and to building and use restrictions of record;

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 \$ 2,250.00.  
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 24 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.

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.

John Dean Watkins  
Mary Anne Watkins

STATE OF OREGON, )  
County of Jackson ) ss.  
June 28, 1984

Personally appeared the above named  
John Dean Watkins and Mary Anne  
Watkins  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon  
My commission expires 4-18-87

STATE OF OREGON, County of ) ss.  
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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  
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.

Notary Public for Oregon  
My commission expires:  
(If executed by a corporation, affix corporate seal)

John & Mary Anne Watkins  
901 Archer Drive  
Medford, OR 97501  
GRANTOR'S NAME AND ADDRESS

Harold L. and Irene E. Buck  
Box 79G Harriman Route  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Harold L. and Irene E. Buck  
Box 79G Harriman Route  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Harold L. and Irene E. Buck  
Box 79G Harriman Route  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 27th day of July, 1984, at 2:55 o'clock PM, and recorded in book/reel/volume No. 11527 or as fee/file/instrument/microfilm/reception No. 38570, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE  
By Evelyn Biehn Deputy

Fee: \$4.00