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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M80

Page

16504



KNOW ALL MEN BY THESE PRESENTS, That HOWARD C. HASSETT and MARY A. HASSETT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOE H. VICTOR and ELEANOR D. VICTOR, 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:

The Southwesterly 220 feet of A tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:  
Beginning at a point on the East line of the E $\frac{1}{2}$ NW $\frac{1}{4}$  of Said Section 31, said point being southerly a distance of 324 feet from the Northeast corner of the SE $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 31; thence Northwesterly along the Northeastly line of that tract of land described in deed volume 323, page 376, a distance of 63 feet to the most northerly corner thereof; thence Southwesterly along the Northwesterly line of said tract of land to the Northwesterly boundary of the County Road; thence Northwesterly along the County Road boundary a distance of 198 feet; thence Northeastly at right angles to said County Road to the East line of the E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 31; thence Southerly along the East line of the E $\frac{1}{2}$ NW $\frac{1}{4}$  of said Section 31 to the point of beginning. CONTINUED ON BACK....

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those ...CONTINUED ON BACK.... 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 \$40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 14th day of September, 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)

STATE OF OREGON,

County of Klamath

) ss.

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Personally appeared the above named

HOWARD C. HASSETT and MARY A. HASSETT

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 5-17-85

HOWARD C. HASSETT

MARY A. HASSETT

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

, 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:

HOWARD C. &amp; MARY A. HASSETT

6719 Beckton

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

JOE H. &amp; ELEANOR D. VICTOR

P. O. Box 1543

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

JOE H. &amp; ELEANOR D. VICTOR

P. O. Box 1543

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

JOE H. &amp; ELEANOR D. VICTOR

P. O. Box 1543

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

) ss.

I certify that the within instrument was received for record on the day of , 19 ,

at o'clock M., and recorded in book/reel/volume No. on page or as document/fee/file/instrument/microfilm No.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

legal description continued as follows:

EXCEPTING THAT PORTION described in Warranty Deed recorded May 14, 1964, in Deed Volume 353 at page 50, described as follows:  
A tract of land situated in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the iron pipe marking the long established Northwest corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 31, Township 39 South, Range 8 East of the Willamette Meridian and Running thence S.0 $^{\circ}$ 21'40" East along the North and South one-quarter Section line 261.5 feet; thence S.44 $^{\circ}$ 36'20" West 43.61 feet to the true point of beginning of this description; thence continuing S.44 $^{\circ}$ 36'20" West 309.46 feet to the Northerly right of way of the Clover Creek Road opposite Engineer's Station 12/63.39; thence along said right of way N. 46 $^{\circ}$ 52' West 19.0 feet; thence N. 44 $^{\circ}$ 38'20" East 310.19 feet; thence S.44 $^{\circ}$ 37' East 18.82 feet more or less to the true point of beginning of this description.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. Grantee should check with the appropriate city or county planning department to verify approved uses."

Freedom from encumbrances, Except continued as follows:

apparent on the land and Grantees accept the land, buildings, improvements and all other aspects of the property in their present condition, "as is", including latent defects, without any representations or warranties, expressed or implied, unless they are in writing signed by the Grantors,

STATE OF OREGON,  
County of Klamath )  
Filed for record at request of

on this 24 day of Sept. A.D. 19 84  
at 11:15 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 16504

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00 Index: \$1.00