

1-1-74

43491

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Alfred R. Coulter

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Carlyle Hutchinson and Sara G. Hutchinson, 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:

Beginning at a point 20 feet West and 22.4 feet South of a point marked by a one inch iron pipe in the South line of the Oregon California & Eastern Railroad right of way, 16.3 feet West and 540 feet North 0° 15' West of the Northeast corner of the SW¼SE¼ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 66° 55' West, 217.5 feet parallel to said right of way; thence South 0° 07' East 185.6 feet; thence North 89° 53' East 200 feet; thence North 0° 07' West 100 feet to the point of beginning;

EXCEPTING THEREFROM THE FOLLOWING:

Beginning at a point 20 feet West and 22.4 feet South (cont. 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 those noted above and those apparent on the land, if any.

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 \$ 8,000.00

~~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 21 day of November, 1978; 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.
November 21, 1978

Personally appeared the above named
Alfred R. Coulter

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

Believe me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 10-25-82

Alfred R. Coulter

3547 Crest

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Carlyle and Sara G. Hutchinson

6321 Dennis Drive

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gary L. Hedlund

325 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Carlyle and Sara G. Hutchinson

6321 Dennis Drive

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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 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:

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

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(cont. from front)

of a point marked by a one inch iron pipe in the South line of the Oregon California & Eastern Railroad right of way, 16.3 feet West and 540 feet North 0° 15' West of the Northeast corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 3, Township 39 South, Range 9 East of the Willamette Meridian; thence North 66° 55' West 217.5 feet parallel to said right of way; thence South 0° 07' East 133.6 feet; thence North 89° 53' East 200 feet; thence North 0° 07' West 48 feet to the point of beginning.

SUBJECT TO:

1. The statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
2. The statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Reservations and restrictions as contained in Deed recorded April 27, 1937 in Volume 108, page 655, Deed records of Klamath County, Oregon, to wit:

"rights of way, if any, heretofore conveyed to United States for canals, ditches or laterals for irrigation or drainage and maintenance charges or liens for water or drainage of the Klamath Irrigation District. The right is hereby reserved to enter upon, construct and maintain irrigation ditches for the purpose of conveying irrigation water along the property lines of the above described property. Also subject to all contracts with the United States of America, Klamath Irrigation District, relative to reclamation of said land; and all rights of way, for roads, ditches and canals, water rights and assessments therefore."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 23rd day of November A.D. 1984 at 3:28 o'clock P.M., and
duly recorded in Vol. M84, of Deeds on Page 19774

By Evelyn Bienn, County Clerk
Bernetha J. Ketch

Fee \$8.00
Index 1:00