

45062

WARRANTY DEED—TENANTS BY ENTIRETY

MTG-1396-297

WESS LITHOGRAPHING CO., PORTLAND, OR. 972
Page 846

KNOW ALL MEN BY THESE PRESENTS, That James E. Balsiger and Sandra L. Balsiger, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Len A. Dobry and Marcia E. Dobry

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 in anywise pertaining, situated in the County of Klamath State of Oregon, to-wit:

A tract of land situated in the W1/2SE1/4 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:
Beginning at a 5/8 inch

Beginning at a 5/8 inch iron pin on the Northeast corner of the NW1/4
NE1/4 of said Section 28; thence South 89° 49' 03" East 10.70 feet to
a one-half inch iron pin on the centerline of the Hill (Bradbury)
Road as constructed; thence following said road centerline: South 00°
25' 10" West 1610.83 feet; thence along the arc of a curve to the
left (central angle - 17° 10' 00"; R-572.96 feet) 171.67 feet; thence
South 16° 44' 50" East 227.80 feet; thence along the arc of a curve
to the right (central angle - 39° 42' 10"; R-636.32 feet) 441.14
feet; thence South 22° 57' 20" West 87.70 feet; thence along the arc
of a curve to the left (central angle - 22° 34' 30"; R-477.47 feet)
188.13 feet to a P. K. nail; thence South 00° 22' 50" West 785.00
feet; thence leaving said centerline North 89° 37' 10" West 30.00
(for continuation of this document see reverse side of this document)

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and

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:

grantee 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 \$22,500.00

However, the actual consideration consists of an individual

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,500.00 ~~However, the actual consideration consists of or includes other property or value given or promised which is~~ ^{partly} ~~partly~~ 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 1st day of April, 1994.

if a corporate body, the undersigned is the duly authorized officer of the corporation, and the undersigned is duly authorized to execute this instrument on behalf of the corporation.

In Witness Whereof, the grantor has executed this instrument this 21 day of April, 1976; 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)

James E. Balsiger

James E. Balsiger

Sandra L. Balsiger
Sandra L. Balsiger

Sandra L. Balsiger

Sandra L. Balsiger
STATE OF OREGON, County of _____) ss.

Personally appeared _____ and _____

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:

My commission expires:

STATE OF OREGON,
County of Klamath } ss.
April 21, 1976.

Personally appeared the above named
James E. Baisiger and Sandra L.
Baisiger, husband and wife

and acknowledged the foregoing instru-
ment to be **their** voluntary act and deed.

(OFFICIAL SEAL)

Before me: Robert A. Langer

Notary Public for Oregon

Mgt commission expires 5-7-90

Balsiger

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording surgery to:

M. M. Dobry
8650 Hill Rd
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

(b) if a change is requested all tax statements shall be sent to the following address.

Same

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by record as an accommodation only, and has not obtained its full regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

STATE OF OREGON

County of _____ ss.
I certify that the within instru-
ment 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.

By Recording Officer
..... Deputy

feet to a 5/8 inch iron pin on the true point of beginning of this description; thence South $00^{\circ} 22' 50''$ West along the Westerly right-of-way line of said road 1532.40 feet to a point that is North $25^{\circ} 11' 30''$ West 69.50 feet from a P. K. nail in the centerline of said road; thence following the centerline of an irrigation canal: North $25^{\circ} 11' 30''$ West 357.62 feet; thence along the arc of a curve to the left (central angle - $24^{\circ} 00' 00''$; R-430.14 feet and a 5/8 inch iron pin on the P. I. of said curve bears North $25^{\circ} 11' 30''$ West 91.43 feet from the last described point) 180.18 feet; thence on the arc of a curve to the left (central angle - $82^{\circ} 00' 00''$; R-45.00 feet and a 5/8 inch iron pin on the P. I. of said curve bears North $49^{\circ} 11' 30''$ West 39.72 feet from the last described point) 64.40 feet; thence leaving said canal centerline North $13^{\circ} 43' 53''$ West along the centerline of an irrigation ditch 1101.89 feet; thence South $89^{\circ} 37' 10''$ East 35.79 feet to a 5/8 inch iron pin; thence continuing South $89^{\circ} 37' 10''$ East 555.35 feet to the true point of beginning of this description.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Right of way for irrigation ditch as set out in Deed recorded January 25, 1930 in Book 89 at page 560, Deed Records, Klamath County, Oregon, and as disclosed by the description contained therein.
3. Reservation, including the terms and provisions thereof, as set forth in deed to James E. Balsiger, et ux., recorded March 10, 1971 in M-71 at page 2065, for the purpose of using and maintaining existing irrigation and drainage ditches.

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

on this 15th day of January A.D. 19 85
at 9:43 o'clock A M, and duly
recorded in Vol. M85 of Deeds
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EVELYN BIEHN, County Clerk

By Pam Smith Deputy

Fee 9.00

