

QA

46514

Grantees as Tenants by Entirety.

MTC-14623-1

WARRANTY DEED TENANTS BY ENTIRETY

Vol. 1185 Page 3240



KNOW ALL MEN BY THESE PRESENTS, That DARLENE F. CAIN aka DARLENE FRANCES  
CAIN

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Joseph F. Bedard and Barbara L. Bedard, 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:

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(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 listed on page 2 of this Warranty Deed.

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 \$ 126,000.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$100,000.00.

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.

WITNESSETH my hand and seal this 27<sup>th</sup> day of February A.D. 1985.

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 4th day of February, 19 85;

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.

*Helen F. Cain*

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.

DARLENE F. CAIN aka DARLENE FRANCES CAIN

STATE OF OREGON, )  
County of Klamath ) ss.  
3-4, 19 85

STATE OF OREGON, County of.....) ss.  
....., 19.....

Personally appeared \_\_\_\_\_ and \_\_\_\_\_ who, being duly sworn, for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

Personally appeared the above named DARLENE  
F. CAIN aka DARLENE FRANCES CAIN

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

....., 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 be-  
half 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:

Before me, G. J. Stelle  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 7/13/85

**Notary Public for Oregon**  
**My commission expires:**

(OFFICIAL  
SEAL)

(If executed by a corporation,  
affix corporate seal)

DARLENE F. CAIN, aka DARLENE FRANCES CAIN

STATE OF OREGON, }  
County of \_\_\_\_\_ } ss.

GRANTOR'S NAME AND ADDRESS

JOSEPH F. BEDARD and BARBARA L. BEDARD  
3751 Vale Road  
Klamath Falls, Oregon 97601

**After recording return to:**

Per Grantee

NAME, ADDRESS, ZIP

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

Per Grantee

NAME ADDRESS ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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 fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME \_\_\_\_\_ TITLE \_\_\_\_\_

By \_\_\_\_\_ Deputy \_\_\_\_\_

## DESCRIPTION

3241

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, beging more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the easterly right of way line of Booth Road, said point being South 89°53'08"E (N89°54'E by recorded plat of Junction Acres) 1360.71 feet and N00°10'47"E (N00°04'E by said Junction Acres) 30.00 feet from the C $\frac{1}{2}$  corner of said Section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence N00°10'47"E, along said easterly right of way line, 227.00 feet; thence S89°49'13"E 480.00 feet; thence S00°10'47"W, parallel with the said easterly right of way line, 227.00 feet; thence N89°49'13"W 480.00 feet to the point of beginning.

## ENCUMBRANCES

1. Reservations or exceptions in patents or in Acts authorizing the issuance thereof.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Pine Grove Irrigation District.
4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
5. Rights of the Public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
6. Right of way granted to The California Oregon Power Company, a corporation, recorded February 24, 1956 in Deed Volume 281, page 183, Deed Records of Klamath County, Oregon.  
(Affects SE1/4SE1/4 of Section 7 and NE1/4NE1/4 of Section 18)
7. Right of way granted to the California Oregon Power Company, a corporation, recorded April 3, 1956 in Deed Volume 282 at page 64, Deed Records of Klamath County, Oregon.  
(Affects SE1/4NE1/4 and NE1/4SE1/4 and W1/2SE1/4SE1/4 of Section 7)
8. Covenants and Deed Restrictions, including the terms and provisions thereof, dated October 18, 1983 and recorded October 20, 1983 in Volume M83, page 18152, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, )  
County of Klamath )

Filed for record at request of

on this 5th day of March A.D. 19 85  
at 9:26 o'clock A M, and duly  
recorded in Vol. M85 of Deeds  
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EVELYN BIEHN, County Clerk

By Tom Smith Deputy

Fee 9.00