

OA

46641

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 145 Page 3155

KNOW ALL MEN BY THESE PRESENTS, That MAX M. BENEDICT and GEORGIA BENEDICT, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CARL D. KINNEY and KERRY J. KINNEY

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

The Northeast one-quarter of the Northeast one-quarter of Section 31 and the North one-half of the Northwest one-quarter of Section 32, Township 39 South, Range 11½ East of the Willamette Meridian in the County of Klamath, State of Oregon.

EXCEPT THEREFROM that portion of the Northeast one-quarter Northwest one-quarter of said Section 32 at a point thereon distant 30 feet South of the quarter corner between Sections 29 and 32 of Township 39 South, Range 11½ East of the Willamette Meridian; thence South 300 feet; thence West 145 feet; thence North 300 feet; thence East 145 feet to the point of beginning, together with, A non-exclusive easement for ingress and egress over and over across a 30 foot wide strip of land in Section 32, Township 39 South, Range 11½ East Willamette Meridian, County of Klamath, State of Oregon, being 15 feet on each side of the following

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, &amp; liens, assessments, rules &amp; regulations for irrigation, drainage &amp; sewage &amp; reservations, restrictions, easements &amp; rights of way of record &amp; those apparent on the land 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 \$ 110,000.00

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 7th day of March, 1985; 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.

MAX M. BENEDICT

Georgia Benedict  
GEORGIA BENEDICT

STATE OF OREGON,

County of Klamath

March 7th, 1985

ss.

STATE OF OREGON, County of

ss.

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/13/85

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

MAX M. &amp; GEORGIA BENEDICT

GRANTOR'S NAME AND ADDRESS

CARL D. &amp; KERRY J. KINNEY

C/O H.E. Lital 2818 Rustic Woods Dr.

Kingwood, Texas 77345

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee

NAME, ADDRESS, ZIP

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

Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

County of

I certify that the within instrument was received for record on the day of 1985,

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

SPACE RESERVED  
FOR  
RECORDER'S USE

described centerline.

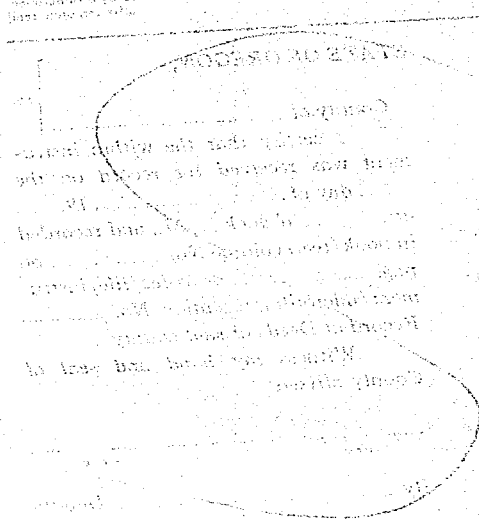
Beginning at a point on the East boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 32 from which the center  $\frac{1}{4}$  corner Section 32 bears N00°12'47"W--15.00 feet; thence S89°53'23"W--398.60 feet and parallel to and 15.00 feet distance from the North boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 32 to a point of curvature, thence Southwesterly--212.04 feet along the arc of 149.99 foot radius curve to the left (the long chord bears S49°23'23"W--194.82 feet) to the point of tangency, thence S80°53'23"W--253.25 feet to a point of curvature, thence Southwesterly and Northwesterly --294.00 feet along the arc of a 114.59 foot radius curve to the right (the long chord bears S82°23'23"W 219.74 feet) to the point of tangency, thence N24°06'37"W--346.30 feet to a point of curvature, thence Northwest-erly--172.78 feet along the arc of a 149.99 foot radius curve to the left (the long chord bears N57°06'37"W--163.38 feet) to the point of tangency, thence S89°53'23"W--243.10 feet and parallel to and 15.00 feet distance from the North boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 32 to the intersection of the West boundary of the NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 32, to point of ending.

AND an easement for ingress and egress over a 30 foot right of way on the Northerly side of NE $\frac{1}{4}$ SW $\frac{1}{4}$  Section 32, Township 39 South Range 11 $\frac{1}{2}$  East of the Willamette Meridian, as described in Deed Volume M79 page 15172 and 15173. AND a non-exclusive easement for ingress and egress over and across a 30 foot strip along the East boundary of the SW $\frac{1}{4}$  NW $\frac{1}{4}$  and along the North 30 feet of the East boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$  Section 32, Township 39 South Range 11 $\frac{1}{2}$  East of the Willamette Meridian,

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

on this 8th day of March A.D. 19 85  
at 11:39 o'clock A M, and duly  
recorded in Vol. M85 of Deeds

Page 3455  
**EVELYN BIEHN, County Clerk**  
By Sam Smith Deputy  
Fee 9.00



28/3/85

VERMIN J. KIMBLE  
JAMES J. KIMBLE  
JAMES J. KIMBLE  
JAMES J. KIMBLE