

46734

K-37578

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 185 Page

3621

KNOW ALL MEN BY THESE PRESENTS, That

DOUGLAS M. STILES and JOAN E. STILES, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EDWIN S. MUNDY III and PAULA A. MUNDY 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:

All that portion of the SW1/4 and NW1/4 of Section 8, Township 39 South, Range 10 E.W.M., Klamath County, Oregon, lying Southerly of the Southerly right of way line of State Highway #66 (Klamath Falls-Lakeview Highway).

SAVING AND EXCEPTING that portion of the NW1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, lying Southerly of the Southerly right of way line of State Highway 140, as the same is presently located and constructed, and easterly of the following described line: Beginning at a point on the southerly right of way line of State Highway 140, from which point the quarter section corner common to Sections 5 and 8, Township 39 South, Range 10 East of the Willamette Meridian, bears N:32°03'15" E, 3316.9 feet distant; thence S 30°04'55" W 724.50 feet to a point; thence S 30°04'55" W 531.50 feet, more or less, to a point on the south line of said NW1/4 of said Section 8; to the beginning of said line.

Subject to exceptions on reverse

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.

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 \$250,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 15th 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.

DOUGLAS M. STILES

JOAN E. STILES

STATE OF OREGON,  
County of Klamath } ss.  
March 8, 1985

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 \_\_\_\_\_

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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Personally appeared the above named Douglas M. Stiles and Joan E. Stiles

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

Before me, \_\_\_\_\_ Notary Public for Oregon  
My commission expires - 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edwin S. Mundy III and Paula Mundy  
9040 Highway 140E  
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Same as now of record

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 \_\_\_\_\_/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/title/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

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

EXCEPTIONS

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1984-85, and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
3. Liens and assessments of Pine Grove Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Rules, regulations, liens, and assessments of Klamath Basin Improvement District.
5. Mortgage, including the terms and provisions thereof, executed by Douglas M. Stiles and Joan E. Stiles, husband and wife, to First Federal Savings and Loan Association, Klamath Falls, a Federal Corporation, dated August 19, 1977, recorded August 22, 1977, in Volume M77 page 15440, Mortgage Records of Klamath County, Oregon, to secure the payment of \$150,000.00 plus additional advances, which Grantee herein agrees to assume and pay.

STATE OF OREGON,  
County of Klamath )

Filed for record at request of

on this 12th day of March, A.D. 19 85

at 11:07 o'clock A M, and duly

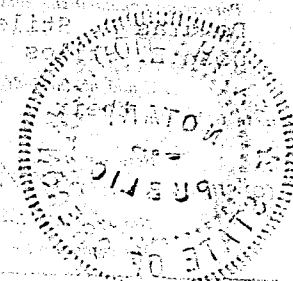
recorded in Vol. M85 of Deeds

Page 3621

**EVELYN BIEHN, County Clerk**

By [Signature] Deputy

Fee 9.00



STATE OF OREGON  
County of Klamath  
I hereby certify that the within instrument was recorded for record on the day of March, 1985, at Klamath Falls, Oregon, and recorded in Book M85, page 15440, of the Mortgage Records of Klamath County, Oregon, to secure the payment of \$150,000.00 plus additional advances, which Grantee herein agrees to assume and pay.

County Clerk  
Deputy

STATE OF OREGON  
County of Klamath  
I hereby certify that the within instrument was recorded for record on the day of March, 1985, at Klamath Falls, Oregon, and recorded in Book M85, page 15440, of the Mortgage Records of Klamath County, Oregon, to secure the payment of \$150,000.00 plus additional advances, which Grantee herein agrees to assume and pay.

County Clerk  
Deputy