

1-1-74

46961

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. 185 Page 4035

KNOW ALL MEN BY THESE PRESENTS, That CAPE COD FISH & CHIPS, LTD, and LARRY G. PETTIT and BRADLEY C. LEWIS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GALE COLLINS and KATHERINE M. COLLINS, 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 of Lots 1, 2, 3, 4, 5, 6, and 7 in Block 23 of Opportunity Addition to the City of Klamath Falls, according to the official plat thereof on file, in the office of the County Clerk of Klamath County, Oregon, lying Southwesterly of The Dalles-California Highway. Also, those portions of vacated 4th Street, F Street and the vacated alley running through said Block 23 which are appurtenant to said lots, vacated by Order recorded May 4, 1948, in Volume 18, page 299, County Commissioners Journal.

SAVING AND EXCEPTING THEREFROM that portion of the above described property taken by the State of Oregon, represented and acting by and through its State Highway Commission, by decree entered January 15, 1963, Case No. 61-166-L, for West Side By-Pass, and EXCEPTING THEREFROM that portion conveyed to the State of Oregon by Deeds recorded in Volume 237, page 545, and Volume 238, line 1.

SUBJECT TO: Right of Way for Transmission line, including the terms and conditions thereof, (if space insufficient, continue description on reverse side) (continued 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 except as stated above

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 \$14,000.00

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 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.

CAPE COD FISH & CHIPS LTD, By Larry G. Pettit, Bradley C. Lewis

(If executed by a corporation affix corporate seal)

Larry G. Pettit, Bradley C. Lewis

STATE OF OREGON, County of

STATE OF OREGON, County of Klamath, March 19 85

Personally appeared Larry G. Pettit and Bradley C. Lewis, 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 CAPE COD FISH & CHIPS, LTD.

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: Notary Public for Oregon My commission expires: 11-8-87

Personally appeared the above named

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

Before me: Notary Public for Oregon My commission expires

Form with fields for GRANTOR'S NAME AND ADDRESS, GRANTEE'S NAME AND ADDRESS, and tax statement information.

STATE OF OREGON, County of 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 Deputy

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KNOW ALL MEN BY THESE PRESENTS THAT CAPT COD FISH & CHIPS, LTD, and LARRY G. FLETCHER and BRADLEY C. LEWIS

and KATHERINE M. COLLINS... All of Lots 1, 2, 3, 4, 5, 6, and 7 in Block 23 of Opportunity Addition to the City of Klamath Falls, according to the official plat thereof on the office of the County Clerk of Klamath County, Oregon, being

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Block 23 which are appurtenant to said lots, ascertained by Order recorded in Volume 18, Page 202, County Commissioners Journal.

provisions thereof, given by Harold M. Rush and Carrie L. Rush, husband and wife, to The United States of America, dated February 7, 1952, recorded May 22, 1952, in Deed Volume 254, page 617, records of Klamath County, Oregon. By instrument dated March 31, 1954, recorded April 12, 1954, in Deed Volume 266, page 316, records of Klamath County, Oregon, said right of way was assigned to The California Oregon Power Company.

Access restrictions, including the terms and provisions thereof, contained in Final Judgment entered January 15, 1963, Case No. 61-166 L State of Oregon, by and through its State Highway Commission, vs. Harold M. Rush, et al.

STATE OF OREGON,
County of Klamath

Filed for record at request of

on this 18th day of March A.D. 1985
at 4:12 1/2 o'clock P. M. and duly

recorded in Vol. M85 of Deeds
Page 4035

EVELYN BIEHN, County Clerk

By Pam Smith, Deputy

Fee 9.00

STATE OF OREGON, County of Klamath
March 1985
Personally appeared LARRY G. FLETCHER
Bradley C. Lewis

and that the said...
Notary Public for Oregon
My commission expires

STATE OF OREGON
County of Klamath
I certify that the within instrument was recorded for record on the day of March 1985 at o'clock P.M. and recorded in book of page in the office of the County Clerk of Klamath County, Oregon. Witnesses my hand and seal of County Clerk
Recording Officer
Evelyn Biehn

My commission expires
Notary Public for Oregon
Evelyn Biehn