

1-1-74

47385

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That JOSEPH R. COOK and FAYE E. COOK,

husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM W. BECKER and JOAN T. BECKER

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:

S½NE¼ of Section 31, Township 40 South, Range 10 East W.M., containing approximately 80 acres.

SUBJECT TO: 1974-75 taxes, easements and rights of way of record or apparent on the land; all contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage or reclamation purposes; and special assessments of said land as farm land. RESERVING UNTO SELLERS an undivided one-half interest in all mineral and geothermal rights in said land.

(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.

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 \$31,500.00. 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). If 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 August, 1974; 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)

x *Joseph R. Cook*
 x *Faye E. Cook*
 Joseph R. Cook
 Faye E. Cook

STATE OF OREGON,

County Klamath } ss.

STATE OF OREGON, County of } ss.

Personally appeared _____, 19 _____, and

each for himself and not one for the other, did say that the former is the _____ who, being duly sworn, 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. Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 10-29-75

Notary Public for Oregon

My commission expires:

Joseph R. & Faye E. Cook
 Route 1, Box 609-A
 Klamath Falls, Oregon 97601
 GRANTOR'S NAME AND ADDRESS

William W. & Joan T. Becker
 P. O. Box 3039
 Kingman, Arizona 86401
 GRANTEE'S NAME AND ADDRESS

After recording return to:

Wilbur O. Brickner
 P. O. Box 446
 Merrill, Oregon 97633
 NAME, ADDRESS, ZIP

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

William W. Becker
 P. O. Box 3039
 Kingman, Arizona 86401
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of April, 1985, at 12:07 o'clock P.M., and recorded in book M85 on page 4793 or as file/reel number 47385.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Pam Smith* Recording Officer
 Deputy

Fee: \$5.00

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