

48530

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That KENNETH A. DOBBERPUHL and DEXTER J. DOBBERPUHL, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by BRUCE K. McELDOWNEY and PAM J. McELDOWNEY, 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:

SEE LEGAL DESCRIPTION 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 \$ 109,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is 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 1st day of May, 1985; if a corporate grantor, it has caused its name to be signed and sealed 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.

KENNETH A. DOBBERPUHL

DEXTER J. DOBBERPUHL

On this the 6th day of May 1985, before me,

Margaret A. Reis

the undersigned Notary Public, personally appeared

Kenneth A. Dobberpuhl and Dexter J. Dobberpuhl

☐ personally known to me  
☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument, and acknowledged that they executed it.

WITNESS my hand and official seal.  
Margaret A. Reis  
Notary's Signature



State of California } ss.  
County of Contra Costa }

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Bruce K. and Pam McElDowney  
Rt. 1, Box 666C Hill Rd.  
Klamath Falls, OR 97603  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address.  
same as above  
NAME, ADDRESS, ZIP

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/real/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  
By Deputy

# DESCRIPTION OF PROPERTY

6826

All the following described real property situate in Klamath County, Oregon:

**Parcel 1:** A parcel of land situated in Government Lot 3, Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:  
All that portion of Government Lot 3 lying West of the Great Northern Railroad right of way and West of the Klamath Irrigation District "G" Canal right of way.

**Parcel 2:** A parcel of land situated in Government Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:  
All that portion of Government Lot 10 lying West of the Klamath Irrigation District "G" Canal right of way.

**Parcel 3:** A parcel of land in Lot 10, Section 17, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, situated Westerly from the Great Northern Railway right of way and Easterly from the right of way of the "G" Canal, more particularly described as follows:  
Beginning at a point on the Westerly right of way line of the Burlington Northern Railway, which point bears North 89°49' West along the South line of said Lot 10 a distance of 864.7 feet, more or less, from the South-east corner of said Lot 10; thence continuing along the South line of said Lot 10, North 89°49' West 104.0 feet, more or less to the Easterly right of way line of the "G" canal; thence Northerly along said right of way line, the following bearings and distances; North 24°05' West, 160.0 feet; thence on a curve to the right with a radius of 237.9 feet, a distance of 58.1 feet; thence North 10°05' West, 167.0 feet; thence on a curve to the left with a radius of 623.7 feet, a distance of 103.4 feet; thence North 19°35' West, 423.7 feet; thence on a curve to the right, with a radius of 269.6 feet, a distance of 187.4 feet; thence North 20°15' East 181.3 feet; more or less to the Westerly right of way line of the Burlington Northern Railway; thence South 14°43' East, 1260.4 feet, more or less to the point of beginning.

SUBJECT TO easements and rights of way of record and apparent on the land; liens and assessments of Klamath Irrigation District; said land is specially assessed as farm land and all deferred taxes will be due and payable when the reason for deferrment no longer exists; rights of governmental bodies in and to the portion of the within described premises lying below the high water mark of Lost River; Note and Mortgage, executed by Kenneth A. Dobberpuhl and Dexter J. Dobberpuhl to the State of Oregon, represented and acting by the Director of Veterans Affairs, recorded December 27, 1978, in Volume 78 on page 28713, Microfilm records of Klamath County, Oregon, which grantees agree to assume and pay; Trust Deed, executed by Kenneth A. Dobberpuhl and Dexter J. Dobberpuhl for Maurice N. Mecham, recorded December 27, 1978 in Volume M-78 on page 28715, Microfilm records of Klamath County, Oregon, which grantees agree to assume and pay; and Note and Mortgage, given by Kenneth A. Dobberpuhl and Dexter J. Dobberpuhl to State of Oregon, represented and acting by the Director of Veterans Affairs, recorded November 9, 1981 in M-81 on page 19470, records of Klamath County, Oregon which grantees agree to assume and pay.

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

on this 8th day of May A.D. 19 85  
at 10:53 o'clock A M, and duly  
recorded in Vol. M85 of Deeds  
Page 6825

EVELYN BIEHN, County Clerk

By *[Signature]* Deputy

Fee 9.00