

50240

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Julius J. Stone and Charlotte Ann Stone, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Thomas William Rowlett and Shirley June Rowlett, 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: Lots 15 and 16 in Block 13 of STEWART, EXCEPT the West 25 feet of Lot 16 in Klamath County, Oregon.

Subject, however, to the following:

1. Ten foot overhang easement over the Easterly 25 feet of Lot 16 granted to Pacific Power & Light Company, recorded May 14, 1965 in Volume 361 at page 385, to-wit:

"To construct or maintain circuits and/or associated property of whatever nature in a position to overhang the lands described herein. To enter upon said land with necessary tools and machinery for the purpose of installing, maintaining or removing said circuit and/or associated property and provided however that no poles, towers or anchors shall be erected upon the lands described herein."

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, 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 \$9,000.00. 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 July, 1975; 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)

Julius J. Stone
Charlotte Ann Stone
Julius J. Stone
Charlotte Ann Stone

STATE OF OREGON,

County of Klamath } ss.

July 1
May 30, 1975
85

Personally appeared the above named Julius J. Stone and Charlotte Ann Stone, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) [Signature]
Notary Public for Oregon
My commission expires 9/30/87

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 _____ 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

T.W. Rowlett
655 Raleigh Dr
Winston, Ore 97496
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 24th day of June, 1985, at 11:59 o'clock A.M., and recorded in book M85 on page 9581 or as file/reel number 50240

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
By J. P. Smith, Recording Officer
Deputy

Fee: \$5.00

CH 5-00