

51001

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Joseph T. Riker

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jeffrey M. Brant and Kris K. Brant, 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:

A Parcel of land situated in the NE1/4SW1/4 of Section 1, Township 39 South, Range 9 E.W.M., more particularly described as follows:

Beginning at a point which bears N. 0°51' W. 462.3 feet, N. 89°06' E. 262.2 feet, and S. 46°09' E. 198.4 feet from the Southwest corner of said NE1/4SW1/4; thence continuing S. 46°09' E. a distance of 106.0 feet to the TRUE POINT OF BEGINNING of this description; thence continuing S. 46°09' E. a distance of 124.0 feet to a 5/8" iron pin; thence N. 43°51' E. a distance of 384.0 feet to the Southerly right-of-way line of the Klamath Falls-Lakeview Highway, 30 feet South-westerly at right angles from its center-line; thence N. 46°09' W.,

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.

(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 \$125,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 9th day of July, 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.

Joseph T. Riker

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 9, 1985

STATE OF OREGON, County of _____) ss.

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 _____

Personally appeared the above named

Joseph T. Riker

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

Before me

OFFICIAL SEAL

Notary Public for Oregon

My commission expires 8/27/87

Notary Public for Oregon

My commission expires:

OFFICIAL SEAL

Joseph T. Riker

5127 Highway 39

Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Jeffrey M. Brant and Kris K. Brant

6360 South Sixth Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael L. Brant

325 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Jeffrey M. Brant and Kris K. Brant

6360 South Sixth Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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 document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

along said right-of-way line, a distance of 124.0 feet to a 1/2" iron pin; thence S. 43° 51' W. a distance of 384.0 feet, more or less, to a point of beginning. LESS AND EXCEPTING portion heretofore conveyed to STATE OF OREGON, by and through its Department of Transportation, Highway Division, by deed recorded in Volume M-73 page 15379, microfilm records of Klamath County, Oregon.

1. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.

2. Rules, regulations and assessments of South Suburban Sanitary District.

3. Rights of Way, including the terms and provisions thereof, given by B. W. Short, Attorney in fact for the Heirs of John A. Short, to the California Oregon Power Company, recorded May 22, 1926, in Deed Volume 69 Page 577, records of Klamath County, Oregon.

4. Overhang Easement, including the terms and provisions thereof, given by Joseph T. Riker and Joyce L. Riker, husband and wife, to The California Oregon Power Company, a California Corporation, dated June 12, 1958, recorded June 17, 1958, in Deed Volume 300 page 176, records of Klamath County, Oregon.

5. Right of Way Easement, including the terms and provisions thereof, executed by Joseph T. Riker and Joyce L. Riker, husband and wife, to Pacific Power & Light Company, a corporation, dated August 16, 1973 and recorded November 26, 1973, in Volume M-73 on page 15377, microfilm records of Klamath County, Oregon.

6. Terms and provisions contained in deed from Joseph T. Riker and Joyce L. Riker, husband and wife, to the State of Oregon, by and through its Department of Transportation Highway Division, dated October 12, 1973, recorded November 26, 1973, in Volume M-73 on page 15379, Microfilm records of Klamath County, Oregon.

7. Well Agreement, including the terms and provisions thereof, given by Joseph T. Riker as first party and Federal Land Bank Association as second party, dated July 16, 1984 and recorded July 17, 1984, in M-84 on page 12008, records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

This 12th day of July A.D. 1985 at 2:00 o'clock P.M., and

duly recorded in Vol. M85, of Deeds on Page 11018

EVELYN BIEHN, County Clerk

By Bernetha J. Ketsch

Fee \$9.00

County of _____ State of Oregon.
I certify that the within instrument was received for record on the _____ day of _____ 19____ at _____ o'clock P.M. and recorded in book _____ and volume No. _____ of said instrument the file _____ instrument number No. _____ Record of Books of said County.

Witness my hand and seal of _____ County aforesaid.

[illegible]