

55157

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1480 Page 18056

KNOW ALL MEN BY THESE PRESENTS, That Owen M. Mauck and Lillian G. Mauck

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard W. Pex and Shirley D. Pex, 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 attached Exhibit "A".

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 those of record and apparent on the land

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 \$5000.00. 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 30 day of March, 1983; 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)

STATE OF OREGON,

County of Klamath

March 30

19 83

Personally appeared the above named Lillian G. Mauck

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

8/11/83

Owen M. Mauck, Lillian Mauck attorney
Lillian G. Mauck attorney-in-fact for

Owen M. Mauck

X Lillian G. Mauck
Lillian G. Mauck

STATE OF OREGON, County of

19

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

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:

(OFFICIAL SEAL)

Owen M. & Lillian G. Mauck

3333 Shasta Way, Sp. 29

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Richard & Shirley Pex

3317 Derby Street

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard & Shirley Pex

3317 Derby Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Richard & Shirley Pex

3317 Derby Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

ss.

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/reel/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

EXHIBIT "A"

18057

A tract of land situated in the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin which lies North 89 degrees 40' East along the forty line a distance of 780.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence: Continuing North 89 degrees 40' East a distance of 99.6 feet to an iron pin which lies on the Westerly right of way line of the U. S. R. S. Drain ditch; thence North 26 degrees 17' East along the said Westerly right of way line of the U. S. R. S. Drain a distance of 190.5 feet to an iron pin; thence South 89 degrees 40' West a distance of 187.2 feet to an iron pin; thence South 1 degree 02' East a distance of 170 feet, more or less to the point of beginning.

EXCEPTING THEREFROM:

Beginning at an iron pin which lies North 89 degrees 40' East along the forty line a distance of 780.0 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest Corner of the NE 1/4 NE 1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, and running thence North 1 degree 02' West a distance of 110 feet to the true point of beginning of this description; thence continuing North 1 degree 02' West a distance of 60 feet; thence North 89 degrees 40' East a distance of 187.2 feet to the Westerly right of way line of U. S. R. S. Drain Ditch; thence South 26 degrees 17' East along said Westerly right of way line of Drain Ditch to a point which is North 89 degrees 40' East from the point of beginning; thence South 89 degrees 40' West to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of November A.D., 19 85 at 4:23 o'clock P M., and duly recorded in Vol. 18056 the 5th day
of _____ Deeds on Page 18056

FEE \$9.00

Evelyn Biehn
By _____ County Clerk