

1-1-74 56217 WARRANTY DEED—TENANTS BY ENTIRETY Vol. 185 Page 200879

88008 KNOW ALL MEN BY THESE PRESENTS, That George T. Horn and Janet S. Horn, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Howard M. Brown and Kathleen K. Brown, 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 situate SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 6 and the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 7 T37S R9 E.W.M. Klamath County, Oregon. More particularly described as thus:

Beginning at Brass Cap to corner of Section 6, 5, 7 and 8 thence South 2218.6 ft.; thence West 934.1 feet to Iron Pin (Survey #1056); thence N36°59' 30" West 421.9 feet to 1" Iron Pipe. Thence N27°27' 07" West 917.7 feet to 1" Iron Pin (Survey #1107). Thence N27°27' 07" West 164.2 feet to a point; thence N36°42' 37" West 581.5 feet to a point; thence N17°42' West 787.8 feet to 5/8" Iron Rebar which is the true point of beginning.

Thence northerly along the easterly right of way of Old Highway 97, which is now the County Road, a distance of 330.5 ft. more or less to a 5/8" Iron Rebar; thence N85°59' East 82.1 feet to a 5/8" Iron Rebar; thence S180°07' 30" East 361.5 feet to a 5/8" Iron Rebar; thence N87°37' 30" West 182.7 feet to a point of beginning.

Subject, however, to the following:  
(for continuation of this deed see reverse side of this document)

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 \$ 17,500.00  
~~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  $\textcircled{O}$ , 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 9 day of June, 1976;  
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, } ss.  
County of Klamath  
June 9, 1976

Personally appeared the above named  
George T. Horn and Janet  
Horn, husband and wife  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:  
Notary Public for Oregon  
My commission expires 2-7-80

George T. Horn  
George T. Horn  
Janet S. Horn  
Janet S. Horn  
STATE OF OREGON, County of } ss.  
June 9, 1976

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  
\_\_\_\_\_, a corporation,  
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 be-  
half 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Howard M. Brown  
Rt 5 Box 1280  
Klamath Falls Ore 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Howard M. Brown  
Same as above  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of \_\_\_\_\_  
I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_, 19\_\_\_\_,  
at \_\_\_\_\_ o'clock M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

1. Rights of the public in and to any portion of the above described premises lying within the limits of roads and highways.  
2. Easement, including the terms and provisions thereof, from Henrietta Horn and Geo. C. Horn, wife and husband, to United States of America, dated September 5, 1952, recorded September 12, 1952 in Volume 256 at page 563, Deed Records of Klamath County, Oregon.  
By an instrument recorded April 12, 1954, in Deed Volume 266 at page 316 Deed Records of Klamath County, Oregon the above easement was conveyed by the United States of America, Department of Interior, by and through the Bonneville Power Administration to Pacific Power and Light Co.  
3. An easement created by instrument, including the terms and provisions thereof, dated August 29, 1961, recorded January 5, 1962 Book: 334 Page: 592 In Favor Of: The California-Oregon Power Company For: Pole & wire lines.  
4. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_ the 10th day of December A.D., 19 85 at 4:04 o'clock P. M., and duly recorded in Vol. M85 of Deeds on Page 20087.  
FEE \$9.00 Evelyn Biehn, County Clerk  
By *[Signature]*

*[Faint, mostly illegible text and signatures follow, including a circular official seal on the right side.]*