

58431

K-38384

Vol. 1186 Page

2993

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That  
LELAND L. CHEYNE and BONITA H. CHEYNE

Vol. 1186 Page

3423

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by AMBROSE  
McAULIFFE and SUSAN J. McAULIFFE, 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 ap-  
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED

THIS DEED IS BEING RERECORDED TO CORRECT THE LEGAL DESCRIPTION

(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 en-  
tirety, 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 \$ 25,000.00

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 ①, 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 13th day of February, 19 86;  
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.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND  
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING  
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE  
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR  
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

*Leland L. Cheyne*  
LELAND L. CHEYNE  
*Bonita H. Cheyne*  
BONITA H. CHEYNE

STATE OF OREGON,

County of Klamath }  
February 13th, 19 86

STATE OF OREGON, County of ) ss.

Personally appeared, 19

Personally appeared 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:

(OFFICIAL  
SEAL)

Notary Public for Oregon

(If executed by a corporation,  
affix corporate seal)

My commission expires:

Personally appeared the above named  
Leland L. Cheyne and  
Bonita H. Cheyne

and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 8/27/87

STATE OF OREGON,

County of ) ss.

I certify that the within instru-  
ment was received for record on the  
day of 19

at o'clock M., and recorded

in book/reel/volume No. on

page or as fee/title/instru-

ment/microfilm/reception No.

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

NAME

TITLE

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ambrose & Susan J. McAuliffe  
P. O. Box 456  
Ft. Klamath, OR 97626

NAME, ADDRESS, ZIP

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

Same as Above

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

3424  
2994

EXHIBIT "A"

DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

Parcel 1:

All that portion of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 19, Township 34 South, Range 7 East of the Willamette Meridian, lying Westerly of the Westerly line of Oregon State Highway No. 62.

EXCEPTING THEREFROM the following: Beginning at the Southeast corner of Government Lot 4, Section 19, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon; thence North 00°51'06" West, along the East boundary of Government Lot 4, 611.92 feet; thence East, 286.74 feet to the Westerly boundary of State Highway No. 62; thence South 11°38'44" East, along said Highway boundary, 632.53 feet to the South boundary of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of said Section 19; thence North 88°55'04" West, along the South boundary of the SE $\frac{1}{4}$  of the SW $\frac{1}{4}$  of Section 19, 405.39 feet to the point of beginning, containing 4.88 acres, more or less.

Parcel 2:

Commencing at the Southeast corner of Government Lot 4, Section 19, Township 34 South, Range 7 East, Willamette Meridian, Klamath County, Oregon, thence, North 00°51'06" West, along the East boundary of Government Lot 4, 611.92 feet to the true point of beginning; thence North 00°51'06" West, along the East boundary of Government Lot 4, 711.57 feet to the Northeast corner of Government Lot 4, thence North 88°57'13" West along the North boundary of Government Lot 4, 327.55 feet to the East boundary of State Highway No. 427; thence South 5°32'32" East, along said Highway boundary, 720.85 feet; thence East, 268.45 feet to the true point of beginning, containing 4.88 acres, more or less. SUBJECT TO easements and rights of way of record and apparent on the land; acreage and use limitations under provisions of United States Statutes and regulations issued thereunder; and 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.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of February A.D., 19 86 at 8:39 o'clock A.M., and duly recorded in Vol. M86  
of Deeds on Page 2993 this 20th day

FEE \$9.00

Evelyn Biehm,  
By \_\_\_\_\_ County Clerk

INDEXED

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of \_\_\_\_\_  
of Feb. A.D., 19 86 at 2:37 o'clock P.M., and duly recorded in Vol. M86  
of Deeds on Page 3423 this 28th day

FEE \$9.00

Evelyn Biehm,  
By \_\_\_\_\_ County Clerk