

OK 060380 K-38554 WARRANTY DEED—TENANTS BY ENTIRETY Vol 188 Page 6569

KNOW ALL MEN BY THESE PRESENTS, That Lester Rookstool and M. Helen Rookstool, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated, to the grantor paid by Jeffrey W. Burch and Susan R. Burch, 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:

NW $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 19 Township 40 South, Range 10 East, Willamette Meridian. TOGETHER WITH an easement for power transmission and irrigation purposes 20 feet in width lying Westerly and Southwesterly and adjacent to the following described line: Beginning at the Southeast corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 19; thence North along the East line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to its intersection with the Southwesterly right-of-way of the U.S.B.R. "C" Canal; thence Northwesterly along said right-of-way 900 feet, more or less, to an existing power pole and there terminating. ALSO TOGETHER WITH the right and easement to install an irrigation pump on the "C" Canal to service the aforementioned easement for irrigation said pump to be located on that portion of the W $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 19 Township 40 South, Range 10 East of the Willamette Meridian, lying Southwesterly of the U.S.B.R. "C" Canal.

(continued on reverse)

(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 \$ 31,000.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 17 day of April, 1986; 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 DESCRIBED 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.

M. Helen Rookstool
Lester Rookstool

STATE OF OREGON,

County of Klamath } ss.
April 17, 1986.

Personally appeared the above named
Lester Rookstool and M. Helen Rookstool

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

Before me:
(OFFICIAL SEAL) *[Signature]*
Notary Public for Oregon
My commission expires 8/27/87

STATE OF OREGON, County of _____) ss.
_____, 19____.

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)

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jeffrey W. & Susan R. Burch
3143 Summers Lane
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By _____ Deputy

0012 SUBJECT TO an easement for ingress and egress over and across the North 40 feet of said property, said easement being over a roadway now existing and constructed and to be for the use and benefit of that portion of the W¹/₂NE¹/₄ of said Section 19 lying Southwesterly of the U.S.B.R. "C" Canal.

FURTHER SUBJECT TO easements and rights of way of record and apparent on the land.

It is understood that the above described property has been specially assessed as Farm Use Land. In the event said land becomes disqualified for farm use, grantee agrees to pay any special assessments that may be levied by the Klamath County Assessor as a result of such disqualification.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of April A.D., 19 86 at 4:25 o'clock P M., and duly recorded in Vol. M86
of Deeds on Page 6569

FEE \$14.00

Evelyn Biehn, County Clerk
By Edm Smith