

63079

MTC 33/1374 717

WARRANTY DEED—TENANTS BY ENTIRETY Vol. M80 Page 11278

KNOW ALL MEN BY THESE PRESENTS, That Leonard G. Tufts and Imogene E. Tufts,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by See Wang Kim and Myung Kim

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:

The West 65 feet of the South 200 feet of the E 1/2 of the W 1/2 of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

That portion of the E 1/2 W 1/2 W 1/2 SW 1/4 NE 1/4 of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Sprague River, EXCEPTING THEREFROM that portion deeded to William L. Thurman, et ux., in Deed Volume M66, page 9615, Records of Klamath County, Oregon.

TOGETHER WITH the right to use that certain non-exclusive easement for a roadway for ingress and egress as described in that certain deed recorded September 6, 1966 in Volume M66, page 8900, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH a non-exclusive easement and right-of-way for ingress and egress and access to the Sprague River over and across the East 15 (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 \$ 22,000.00

However, the actual consideration consists of or includes other property or value given or promised which is a 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 7 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.

Leonard G. Tufts
Imogene E. Tufts

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Clatsop, June 2, 1976

Personally appeared the above named Imogene E. Tufts and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Shelley Swan, Notary Public for Oregon, My commission expires 8-8-77

STATE OF OREGON,
County of Klamath, June 7, 1976

Personally appeared the above named Leonard G. Tufts and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Jody B. Rubale, Notary Public for Oregon, My commission expires 8-12-77

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Mr. + Mrs. Wang Kim, 337 Selby Lane, Astoria, OR 94025

Until a change is requested all tax statements shall be sent to the following address: Mr. + Mrs. Wang Kim, 337 Selby Lane, Astoria, OR 94025

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
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 ... 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

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feet of the East 1/2 of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of said Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of the said Sprague River. Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.
3. Right-of-way created by instrument, including the terms and provisions thereof.

Recorded: May 28, 1965 in Volume 362, page 95, Deed Records of Klamath County, Oregon

In Favor Of: Pacific Power and Light Company

For: pole and wire lines

Affects: Parcel 1 and 2

4. Reservations as contained in deed recorded September 29, 1966 in Volume M66, page 9615, Microfilm Records of Klamath County, Oregon, to-wit: "Reserving unto the Grantor a 30 foot non-exclusive easement for roadway over the South 30 feet and the East 15 feet of the property herein conveyed."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 27th day of _____ June _____ A.D., 19 86 at 12:03 o'clock _____ P. M., and duly recorded in Vol. _____ M86 of _____ Deeds _____ on Page _____ 11278.

FEE \$14.00

Evelyn Biehn, County Clerk
By _____ *Pam Smith*