

65817

WARRANTY DEED—TENANTS BY ENTIRETY

Vol 148 Page 16379

KNOW ALL MEN BY THESE PRESENTS, That **EMMETT M. ROSE and MILDRED M. ROSE** and **JOHN KARL ROSE** hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **KEN OLMSTEAD and LARRY CORGIAT**, 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

(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 \$ **48,500.00**

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 **6** day of **July**, 19**84**; 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 DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Emmett M. Rose
Mildred M. Rose
JOHN KARL ROSE

STATE OF OREGON,)
County of **Klamath**) ss.
July 6, 19**84**

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

Personally appeared the above named **Emmett M. Rose and Mildred M. Rose and John Karl Rose**

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

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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires **1-27-86**

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)
(If executed by a corporation, affix corporate seal)

EMMETT M. & MILDRED M. ROSE and JOHN KARL ROSE

STATE OF OREGON,) ss.

GRANTOR'S NAME AND ADDRESS
KEN OLMSTEAD and LARRY CORGIAT

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 fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

GRANTEE'S NAME AND ADDRESS
After recording return to:
Gerald Corgait
1814 Geyser Ct.
Antioch, CA 95409
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

Witness my hand and seal of County affixed.

By _____ Deputy

16380

That portion of Tract A of Harriman Park, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Easterly right of way line of Dugout Lane, which is the most Southerly corner of Lot 3 of said Harriman Park and which is marked with a half-inch iron pin; thence, South $50^{\circ}14'$ West a distance of 50 feet to the Westerly right of way line of Dugout Lane; thence South $39^{\circ}46'$ East along said right of way line a distance of 85.5 feet; thence, running South $88^{\circ}37'$ West on the South Line of a private 20 foot wide roadway a distance of 72.4 feet to the True Point of Beginning of this description; thence, leaving said South line of said roadway and running South $39^{\circ}52'$ West a distance of 151.2 feet, more or less, to a point which is situated on the North Bank of the artificially constructed water channel; thence, running on said North Bank of said water channel North $83^{\circ}20'$ West a distance of 75.0 feet; thence, leaving said water channel and running North $43^{\circ}10'$ East a distance of 144.8 feet, more or less, to a point on said South line of said private 20 foot wide roadway; thence, running on said South line of said private 20 foot wide roadway North $88^{\circ}37'$ East a distance of 72.4 feet, more or less, to the True Point of Beginning of this description.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____
of September A.D. 19 86 at 9:27 o'clock A M., and duly recorded in Vol. M86 day
of Deeds on Page 16379

FEE \$14.00

By Evelyn Biehn, County Clerk