

71483

WARRANTY DEED—TENANTS BY ENTIRETY

Page 2512

KNOW ALL MEN BY THESE PRESENTS, That CARL DAWSON and CHRISTINE DAWSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM HOWARD MARTIN and ORA PATRICIA MAY MARTIN

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:

That portion of Government Lot 25 in Section 18, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Commencing at a point 456.6 feet West and 58.0 feet North of the common corner of Lots 24, 25, 26, and 27 of said Section 18; thence Northerly along old Highway #97 North 50' West 139.9 feet; thence North 300' West 202.0 feet more or less; thence West 205.0 feet to the meander line of Agency Lake; thence Southerly along the meander line of Agency Lake South 3015' West 325.8 feet more or less; thence East 250.0 feet to the point of beginning.

EXCEPTING THEREFROM, any portion thereof lying within the South 90 feet of said Lot 25.

SUBJECT, however to reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded September 28, 1958 in Book 304 at page 132, Deed Records.

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 \$ 21,250.00

(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 10th day of January, 1977; 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)

Carl Dawson  
Christine Dawson  
Carl Dawson  
Christine Dawson

STATE OF OREGON,  
County of Klamath } ss.  
JANUARY 13, 19 77

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19 \_\_\_\_

Personally appeared the above named  
Carl Dawson and Christine Dawson  
and acknowledged the foregoing instrument to be their voluntary act and deed.

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 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:  
Bill Kalita  
Notary Public for Oregon  
My commission expires July 16, 1980

Before me:  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Carl and Christine Dawson  
Box 272  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 17th day of February, 19 87, at 4:24 o'clock P.M., and recorded in book M87 on page 2512 or as file/reel number 71483, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Ann Smith, Deputy

Fee: \$10.00

After recording return to:  
Bill Kalita  
P.O. Box 431  
Chiloquin, OR 97624  
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