

77716

WARRANTY DEED—TENANTS BY ENTIRETY

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Page

13911

KNOW ALL MEN BY THESE PRESENTS, That Douglas R. Phillips and

Sharon C. Phillips, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gerald H. Maddox and Ginger L. Maddox

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:

An undivided  $\frac{1}{2}$  interest in the following described property:That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 16 and the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 17, Township 35 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying East of the main channel of Mill Creek.

Subject, however, to the following:

1. Taxes, including the current fiscal year have been assessed with Veterans' Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, an additional tax may be levied.

2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

3. Reservations and restrictions as contained in Patent from United States of America (for continuation of this deed see reverse side of this document)

(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 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 \$18,000.00

~~However, the actual consideration consists of or includes other property of value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols  $\textcircled{C}$ , 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 12th day of March, 1982; 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)

Douglas R. Phillips

Douglas R. Phillips

Sharon C. Phillips

Sharon C. Phillips

STATE OF OREGON,

County of Klamath

March 12, 19 82.

STATE OF OREGON, County of ) ss.

Personally appeared ) and

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 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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

6/19/83

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gerald H. & Ginger L. Maddox  
3540 53rd St. S.E.  
Auburn, WA 98002

NAME, ADDRESS, ZIP

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

Gerald H. & Ginger L. Maddox  
3540 53rd St. S.E.  
Auburn, WA 98002

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of ) ss.

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 document/fee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

States of America, recorded in Volume 309, page 536, Records of Klamath County, Oregon, to-wit: (Affects W $\frac{1}{2}$ NW $\frac{1}{4}$  Sec. 16 & NE $\frac{1}{4}$ NE $\frac{1}{4}$  SE $\frac{1}{4}$ SE $\frac{1}{4}$  Sec. 17, T. 35 S., R. 13 E.)

"and there is reserved from the lands hereby allotted a right of way thereon for ditches or canals constructed by the authority of the United States."

4. Reservations and restrictions as contained in Land Status Report recorded in Volume 309, page 538, Records of Klamath County, Oregon, to-wit:

"The above described property is subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513)." (Affects W $\frac{1}{2}$ NW $\frac{1}{4}$  Section 16, NE $\frac{1}{4}$ NE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$  Section 17, T. 35 S., R. 13 E.W.M.)

5. Transmission Line Easement, including the terms and provisions thereof,

Dated: September 17, 1965

Recorded: September 29, 1965

Volume: M65, page 2129, Microfilm Records of Klamath County, Oregon

In favor of: United States of America

For: electric power transmission structures

6. Electric Transmission Line Easement, including the terms and provisions thereof,

Dated: February 21, 1966

Recorded: April 20, 1966

Volume: M66, page 3508, Microfilm Records of Klamath County, Oregon

In favor of: Portland General Electric Company

For: electric power transmission line

7. Right of Way Option, including the terms and provisions thereof,

Dated: April 10, 1978

Recorded: July 25, 1978

Volume: M78, page 16179, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: electric transmission lines

8. Right of Way Easement, including the terms and provisions thereof

Dated: October 10, 1979

Recorded: December 13, 1979

Volume: M79, page 28723, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power & Light Company

For: Electric transmission and distribution lines..

9. Any uncertainty as to the exact location of the center line of the main channel of Mill Creek.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 4th day of August A.D. 19 87 at 11:15 o'clock AM., and duly recorded in Vol. M87 of Deeds on Page 13911.

FEE \$14.00

Evelyn Biehn, County Clerk

By [Signature]