

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. MSA Page 17289

00551

KNOW ALL MEN BY THESE PRESENTS, That JIM C. FARRISH and SUSAN E. FARRISH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN C. CONDIT and KATHRYN L. CONDIT, 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:

Beginning at a point 660 feet South and 264 feet West of the North-east corner of the SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, running thence South 165 feet; thence West 66 feet; thence North 165 feet; thence East 66 feet to the point of beginning, and excepting therefrom a strip 20 feet wide off of the North end of said described tract for road purposes; ALSO the NW $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, less and excepting 20 feet off the North side reserved for County road purposes. ALSO

The NE $\frac{1}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, EXCEPT that portion described in Deed Volume 189, page 479, described as follows:

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 except: (1) Right of way, including the terms and provisions thereof, from Woodrow H. Hiller, a single man, to The California Oregon Power Company, (CONTINUED) 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 \$75,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.020.)

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 13th day of July, 1984; 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)

JIM C. FARRISH

SUSAN E. FARRISH

STATE OF OREGON, }
County of Klamath } ss.
July 13, 1984

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 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:

Personally appeared the above named _____ and _____ and _____, known to me, and acknowledged the foregoing instrument to be their voluntary act and deed.

NOTARY PUBLIC

Notary Public for Oregon
My commission expires 8/27/87

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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.

Recording Officer

By _____ Deputy

LEGAL DESCRIPTION CONTINUED:
Beginning at a point 660 feet South and 264 feet West of the Northeast corner of the SW¹/₄ of Section 12, Township 39 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon, running thence South 165 feet; thence North 165 feet; thence East 66 feet; thence West 66 feet; and excepting therefrom a strip 20 feet wide to the point of beginning, and excepting therefrom a strip 20 feet wide off of the North end of said described tract for road purposes.

EXCEPTIONS CONTINUED:
a California corporation, dated July 23, 1957, recorded July 24, 1957, in Volume 293, page 280, Deed Records of Klamath County, Oregon; and
(2) Right of Way, including the terms and provisions therefrom, from George H. Parks, a single man, to The California Oregon Power Company, a California corporation, dated July 15, 1957, recorded July 24, 1957, in Volume 293, page 282, Deed Records of Klamath County, Oregon. AND easements apparent upon the land.

STATE OF OREGON: COUNTY OF CLATSOP the 23rd day
Filed for record at request of Klamath County Title Company
of September A.D., 19 87 at 11:00 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 17289
Witness my hand and seal this 23rd day of September 1987
Evelyn Biehn, County Clerk

In Witness Whereof, the grantor has caused this instrument to be signed and seal affixed by its officers duly authorized thereto by order of its board of directors.

19 84

changes shall be applied to make the provisions hereof apply equally to corporations and to individuals.

In construing the deed and where the context so requires, the singular includes the plural and all grammatical

part of the instrument shall be construed together.

FEE \$14.00

[illegible]

11632

My commission expires

STATE OF OREGON
County of Klamath
July 13, 1884

the above named
E. J. and Susan E.
the foregoing in
voluntary and

RECEIVED
JUL 13 1884
CLERK OF DISTRICT COURT
Klamath County Oregon

STATE OF OREGON
County of Klamath
July 13, 1884

the above named
E. J. and Susan E.
the foregoing in
voluntary and

RECEIVED
JUL 13 1884
CLERK OF DISTRICT COURT
Klamath County Oregon

STATE OF OREGON,
County of _____
I certify that the within instru-
ment was received for record on the _____ day of _____ at _____ o'clock _____ M., and recorded in Book _____ on page _____ of as _____ the real number _____
Record of Deeds of said county.
Witness my hand and seal of _____ County aforesaid _____
Recording Officer
Deputy _____

[illegible]