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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1481 Page

18707

KNOW ALL MEN BY THESE PRESENTS, That Glenn A. Sinclear and Donna Mae Sinclear, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edward L. Givens and Diane S. Givens

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:

A tract of land situated in the NW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at a point on the East line of the said NW $\frac{1}{4}$ NE $\frac{1}{4}$ , from which the East 1/16 corner common to Sections 25 and 36 of said Township and Range bears North 00° 24' 11" West 236.13 feet; thence South 00° 24' 11" East along said East line, 15.00 feet to the Northerly right of way line of the Weyerhaeuser Timber Company Logging Road; thence along said Northerly right of way line, South 83° 07' 28" West 154.40 feet; along the arc of a curve to the right (radius = 922.37 feet, central angle = 03° 06' 21") 50.00 feet; thence North 55° 53' 06" West 455.47 feet to the Southeasterly right of way line of Old Klamath River Road (a Public Road); thence North 69° 24' 13" East along said Southeasterly right of way line, 150.00 feet; thence South 58° 26' 05" East 515.98 feet to the point of beginning.  
(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 \$ 13,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols ①, 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 10 day of March, 1980; 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)

CALIFORNIA  
STATE OF OREGON } ss.  
County of Klamath }  
March 10, 1980

Glenn A. Sinclear  
Glenn A. Sinclear  
Donna Mae Sinclear  
Donna Mae Sinclear  
STATE OF OREGON, County of } ss.  
March 10, 1980

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

Personally appeared the above named  
Glenn A. Sinclear and  
Donna Mae Sinclear, husband  
and wife

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)  
DONNA K. MATESON  
NOTARY PUBLIC OREGON  
My commission expires 11/21/81

Before me:  
(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 11/21/81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
PROCTOR & PUGNETT  
ATTORNEYS AT LAW  
200 Main Street  
KLAMATH FALLS, OREGON 97601

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/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

SPACE RESERVED  
FOR  
RECORDER'S USE

87 OCT 15 PM 2 00

2/15

