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WARRANTY DEED—TENANTS BY ENTIRETY

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20348

KNOW ALL MEN BY THESE PRESENTS, That Dorothy L. Ginter McDonald and Bruce McDonald

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David W. and Marcella R. Ginter

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 REVERSE SIDE

(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. See legal description on reverse side

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 \$20,000.00

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 93.030.)

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 16 day of October, 1987, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized therefor in order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Dorothy L. Ginter McDonald
Bruce McDonald

STATE OF OREGON,

County of Klamath
October 27, 1987

STATE OF OREGON, County of _____ ss.

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 Dorothy L. Ginter McDonald and Bruce McDonald

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

Before me, _____ Notary Public for Oregon 12-29-89
My commission expires _____

Notary Public for Oregon
My commission expires _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS
DOROTHY L. GINTER McDONALD & BRUCE McDONALD P O Box 19
CRESCENT LAKE OR 97425

GRANTEE'S NAME AND ADDRESS
DAVID W & MARCELLA R GINTER
6016 NE DAVIS
PORTLAND OR 97213

After recording return to:
DAVID W & MARCELLA R GINTER
6016 NE DAVIS
PORTLAND OR 97213

NAME, ADDRESS, ZIP
DAVID W & MARCELLA R GINTER
6016 NE DAVIS
PORTLAND OR 97213

Until a change is requested all tax statements shall be sent to the following address:
DAVID W & MARCELLA R GINTER
6016 NE DAVIS
PORTLAND OR 97213

NAME, ADDRESS, ZIP

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

Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

20348

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20349

Klamath County, Oregon, to-wit: A tract of land situated in the NW 1/4 of the SE 1/4 of Sec. 18, Twp. 24 S., R.7 E.W.M., more particularly described as follows:
beginning at an iron rod on the East line of the NE 1/4 of the NW 1/4 of the SE 1/4 of Sec. 18, said iron rod being South thereon a distance of 240.0 feet, more or less, from an iron rod marking the Southeast corner of the SE 1/4 of the SW 1/4 of the NE 1/4 of said Sec. 18; thence West a distance of 371.55 feet more or less, to an iron rod; thence continuing West along this line a distance of 97.0 feet, more or less, to the margin of Crescent Creek; thence continuing West along this line a distance of 15. feet, more or less, to the centerline of said creek; thence Northwesterly along the centerline of said creek to the intersection of said centerline with a line running East parallel to and 120.0 feet, more or less, North of the line of beginning; thence East a distance of 15.0 feet, more or less, to the margin of Crescent Creek, thence East along this line a distance of 85.0 feet, more or less, to an iron rod; thence continuing East along this line a distance of 460.0 feet, more or less to an iron rod situated on the East line of the NE 1/4 of the NW 1/4 of the SE 1/4 of Sec. 18; thence South along this line a distance of 120.0 feet, more or less, to the point of beginning.
Together with the perpetual easement for ingress to and egress from said property over the Easterly 25 feet of the NW 1/4 SE 1/4 and SW 1/4 NE 1/4 and the Northerly 25 feet of SE 1/4 NE 1/4 of said Sec. 18, which lie Southwesterly of the Willamette Highway and Northerly and Easterly of said described property, but reserving a perpetual easement over the Easterly 25 feet of said described property for egress from and ingress to land lying South and East of said described property in said Sec. 18, Twp. 24 S., Range 7 E.W.M.
Subject to rights of governmental bodies in and to that portion of said premises lying below the high water mark of Crescent Creek; to rights of the public in and to any portion of above described property lying within the limits of roads or highways and to easements and rights of way of record or apparent on the land, if any.

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 9th day of November A.D., 19 87 at 2:12 o'clock P. M., and duly recorded in Vol. M87 of Deeds on Page 20348
Evelyn Biehn, County Clerk
By [Signature]

FEE \$15.00

STATE OF OREGON
COUNTY OF KLAMATH
RECORDED
INDEXED
FILED
NOV 10 1987
CLERK'S OFFICE
CLERK
EVELYN BIEHN
COUNTY CLERK
BY [Signature]