

## WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M88 Page 8035KNOW ALL MEN BY THESE PRESENTS, That Patricia M. Thomas

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dennis M. Achten and Anne S. Achten, 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:

The East  $\frac{1}{2}$  Northwest  $\frac{1}{4}$  Southwest  $\frac{1}{4}$  East  $\frac{1}{2}$  West  $\frac{1}{2}$  Northwest  $\frac{1}{4}$  Southwest  $\frac{1}{4}$ , East  $\frac{1}{2}$  Southwest  $\frac{1}{4}$  Southwest  $\frac{1}{4}$ , and the East  $\frac{1}{2}$  West  $\frac{1}{2}$  Southwest  $\frac{1}{4}$  Southwest  $\frac{1}{4}$ , all in Section 33, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM that portion of the South  $\frac{1}{2}$  Southwest  $\frac{1}{4}$  heretofore conveyed for Railroad Right of Way, more particularly described in Deed Volume 25, page 398, Records of Klamath County, Oregon.

Reserving unto grantor a 30 foot road easement on the West side and South side of Parcel No. 4.

ALSO RESERVING an access road easement beginning at the intersection of the Northern boundary line of the Railroad Right of Way with the most Westerly property line; thence Northerly along the property line a distance of 50 feet; thence Easterly along a line parallel to the Right of way boundary line a distance of 500 feet; thence South a distance of 50 feet to the Railroad Right of Way; thence Westerly along (for continuation of this legal description 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, 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.

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 \$ 29,075.00.

However, the actual consideration consists of or includes other property or value given or promised which is 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 19th day of November, 1976; 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)

Patricia M. Thomas  
Patricia M. Thomas

STATE OF OREGON,

County of KlamathNovember 19, 1976

Personally appeared the above named  
Patricia M. Thomas

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

(OFFICIAL SEAL)

Before me

Notary Public for Oregon

My commission expires 3-21-77

STATE OF OREGON, County of \_\_\_\_\_

, 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:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dennis M. Achten  
P.O. Box 44  
Keno, OR 97527

NAME, ADDRESS, ZIP

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

Harold Radtke  
C/O Geo. Hammond  
404 Pine Grove Road, K-Falls, OR

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED FOR RECORDER'S USE

the Northern boundary line of the Railroad Right of Way to the point of beginning.

Subject, however to the following:

1. Right of way, created by instrument, including the terms and provisions thereof.

Recorded: October 5, 1907 in Volume 23, page 205 and recorded January 11, 1909 in Volume 25, page 398, Deed Records of Klamath County, Oregon

In Favor Of: California Northeastern Railroad Company  
For: Construction and maintenance.

2. An easement, created by instrument including the terms and provisions thereof.

Recorded: December 15, 1937 in Volume 113, page 376, Deed Records of Klamath County, Oregon

In Favor Of: The Pacific Telephone and Telegraph Company, a California corporation  
For: Poles and Anchors

Affects: No location disclosed  
3. An easement, created by instrument, including the terms and provisions thereof.

Dated: May 18, 1951  
Recorded: In Volume 247 at page 686, Deed Records of Klamath County, Oregon

In Favor Of: The California Oregon Power Company, a California corporation  
For: Transmission and distribution lines - installation of guys and anchors

Affects: No location given  
4. The interest of Patricia M. Thomas as disclosed by Quitclaim Deed recorded June 15, 1976 in Volume M-76, page 8852, Microfilm Records of Klamath County, Oregon, Theodore A. Thomas to Patricia M. Thomas.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day of May A.D. 19 88 at 3:35 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 8055

FEE \$15.00  
By Evelyn Biehn County Clerk  
Benedict A. Hetsch

Notary Public for Oregon  
My commission expires 12-17-77

STATE OF OREGON  
County of Klamath  
I certify that the within instrument was received for record on the 24th day of May 1988 at 3:35 o'clock P. M. and recorded in book M-76, page 8852, Deed Records of Klamath County, Oregon.