

09-13607 MTC 19981

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WARRANTY DEED-TENANTS BY ENTIRETY

Vol. m88 Page 12519

KNOW ALL MEN BY THESE PRESENTS, That

LARRY I. RANK AND RAMONA S. RANK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CECIL L. CHASE AND KAREN A. CHASE, 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:

SEE REVERSE SIDE OF THIS INSTRUMENT

(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 those of record and apparent to the land as of the date of this instrument 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 \$86,000.00. 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 2nd day of August, 1988; 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.

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.

STATE OF OREGON,

County of _____, ss.
August 2, 1988.

Personally appeared the above named
Larry I. Rank

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

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires

Larry I. & Ramona S. Rank
1307 NE Freeman St
Portland, OR 97230
GRANTOR'S NAME AND ADDRESS
Cecil L. & Karen A. Chase
1405 Pine Grove Rd
Klamath Falls, OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal SFL
540 Main St
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

Larry I. Rank

Ramona Soto Rank by Larry I. Rank, P.O.A.

STATE OF OREGON, County of _____, ss.

Personally appeared _____, 19____, 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:
Barbara J. UnChave (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 3/9/92 (If executed by a corporation, affix corporate seal)

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/file/instrument/microfilm/reception No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

LEGAL DESCRIPTION

The North 224 feet, as measured parallel with the North line thereof, of the following described parcel, to wit:

A parcel of land called 2A (see R.O.S. #1010) located in the West 1/2 of the NE1/4 of the SW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" iron pin located South 0 degrees 21' West (449.17 feet) from the center West 1/16 corner of Section 9; thence South 89 degrees 20 1/2' East (327.85 feet) more or less to the NW corner of that parcel conveyed to Donald Dunn et al, by deed recorded in Volume M75, page 9214, Microfilm Records of Klamath County, Oregon; thence South 0 degrees 16 1/2' West (447.86 feet) to a point; thence North 89 degrees 34' West (328.50 feet) to a 1/2" iron pin; thence North 0 degrees 21' East (449.17 feet) to the point of beginning.

Together with a non-exclusive easement for ingress, egress and utilities upon, along and across the following described parcel of land situated in Klamath County, Oregon, to wit:

A strip of land 60 feet in width, being 30 feet at right angles from and on either side of the following described centerline: Beginning at the Northwest corner of the NE1/4 SW1/4, Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South 89 degrees 07' East 327.2 feet; thence South 0 degrees 16' West 1343.58 feet to the South line of said NE1/4 SW1/4 of said Section 9.

Tax Account No.: 3910 009C0 01200

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day of Aug. A.D., 19 88 at 2:31 o'clock P. M., and duly recorded in Vol. M88 of Deeds on Page 12519.

FEE \$13.00

Evelyn Biehn County Clerk

By Barbara M. Mendenhall