

1-1-74

90032

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 788 Page 12584

KNOW ALL MEN BY THESE PRESENTS, That Loyd A. Hollenon and Dorothy M. Hollenon

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David A. Manley and Cynthia A. Manley as husband & wife, 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 NE 1/4 NE 1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian described as follows: Beginning at the intersection of the Westerly right of way line of Highway #58 and the Southerly right of way line of Secondary Highway #429 which lies South 25°53' West a distance of 493 feet and South 16°19' East a distance of 30 feet and South 74° West a distance of 40 feet from the Northeast corner of Section 1, Township 24 South, Range 6 East of the Willamette Meridian, and running thence; continuing South 74° West along the Southerly right of way line of Secondary Highway #429 and 30 feet Southerly at right angles from its center, a distance of 140 feet to a point; thence South 16°19' East parallel to and 140 feet Westerly at right angles from the Westerly right of way line of Highway #58, a distance of 170 feet to a point; thence North 74° East parallel to the Southerly right of way line of Highway #429, a distance of 140 feet to a point on the Westerly right of way line of Highway #58; thence North 16°19' West along the Westerly right of way line of Highway #58 and 40 feet Westerly at right angles from its center line, a distance of 170 feet, more or less, to the point of beginning, said tract being in the NE1/4, NE1/4 of Section 1, Township 24 South, Range 6 East of the Willamette Meridian.

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 on reverse side

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 \$ 40,000.00. 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 day of 19; 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)

Loyd A. Hollenon
Dorothy M. Hollenon

STATE OF OREGON,
County of Klamath } ss.
July 29, 19 88.

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

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Personally appeared the above named
Loyd A. Hollenon and Dorothy M. Hollenon
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
Betty L. Ramsey
Notary Public for Oregon
My commission expires 3-22-90

Loyd A. & Dorothy M. Hollenon
PO Box 24
Crescent Lake, OR 97425

GRANTOR'S NAME AND ADDRESS
David A. & Cynthia A Manley
PO Box 27
Crescent Lake, OR 97425

GRANTEE'S NAME AND ADDRESS
After recording return to:
David A. & Cynthia A. Manley
PO Box 27
Crescent Lake, OR 97425

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
David A. & Cynthia A. Manley
PO Box 27
Crescent Lake, OR 97425
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 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

1. Reservations and Restrictions in Patent to Hans Zimmerman, dated November 4, 1924, recorded June 2, 1925, in Volume 68 page 6, Deed Records of Klamath County, Oregon, as follows: "...subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledge by the local customs, laws, and decisions of courts; and there is reserved from the lands hereby granted a right of way thereon for ditches or canals constructed by the authority of the United States."

2. Lease, including the terms and provisions thereof, by and between John H. Leabo and Velma M. Leabo, husband and wife, and Shell Oil Company, a corporation, as disclosed by Memorandum of Lease, dated March 15, 1955, recorded April 6, 1955, in Volume 273 page 375, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 4th _____ day
 of _____ August _____ A.D., 1988 at 12:12 o'clock _____ P.M., and duly recorded in Vol. _____ M88
 of _____ Mortgages _____ on Page 12584

Evelyn Biehn County Clerk
 By Carlene Muelmalare

FEE \$13.00