

34707

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m88 Page 20872

KNOW ALL MEN BY THESE PRESENTS, That Charles C. Short and Eunice J. Short  
hereinafter called the grantor, for the consideration hereinafter stated to the grantor, paid by Erich J.  
Walter and Beverly A. Walter, 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 ap-  
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

That portion of the W&E SW 1/4 of Section 24, Township 32 South, Range 7  
East of the Willamette Meridian, Klamath County, Oregon, lying North of  
the center thread of the Williamson River

Subject, however, to the following:

1. Taxes for the fiscal year 1978-1979, due and payable.
2. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
3. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.
4. Subject to all subsurface rights except water, to the heirs of Virgil Wilson, their heirs and assigns as set forth in that certain instrument dated September 3, 1957, recorded November 1, 1971 in Volume M71, page (For continuation of this document see reverse side of this deed.)

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 \$16,000.00. 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 4th day of December, 1978, 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)

Charles C. Short  
Charles C. Short  
Eunice J. Short

STATE OF WASHINGTON

County of Walla Walla } ss.  
December 4, 1978

Personally appeared the above named Charles C. Short and Eunice J. Short, husband and wife,

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

Before me: *Levin Schuler*  
Notary Public for Washington  
My commission expires April 25-1982

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 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 \_\_\_\_\_

and that the seal attixed 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)

Charles C. & Eunice J. Short  
1450 Bonsella  
Walla Walla, WA 99362

GRANTOR'S NAME AND ADDRESS  
Erich J. & Beverly A. Walter  
General Delivery  
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Erich J. & Beverly A. Walter  
P.O. Box 829  
Chiloquin, OR 97624

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

Erich J. and Beverly A. Walter  
P.O. Box 829  
Chiloquin, OR 97624

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 \_\_\_\_\_ 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

11459, Microfilm Records of Klamath County, Oregon.  
Company may have under the Act of March 3, 1901 as set forth in that  
certain instrument dated September 3, 1957, recorded November 1, 1971  
in Volume M71, page 11459, Microfilm Records of Klamath County, Oregon.  
6. An easement created by instrument, including the terms and provisions  
thereof,  
Dated July 17, 1972  
Recorded January 22, 1976  
Volume M76, page 1098, Microfilm Records of Klamath County,  
Oregon  
For 60 foot roadway for ingress and egress over the  
Northerly boundary

Subject, however, to the following:  
1. Taxes for the fiscal year 1973-1974, due and payable.  
2. Rights of the public and any portion of the herein described  
premises lying within the limits of streets, roads or highways.  
3. Rights of the public and of governmental bodies in and to that portion  
of the premises herein described lying below the high water mark of the  
Williamson River.  
4. Subject to all subsurface rights except water, to the heirs of Virgil  
Wilson their heirs and assigns as set forth in that certain instrument  
dated September 3, 1957, recorded November 1, 1971 in Volume M71, page  
(for continuation of this document see reverse side of this deed.)  
To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-  
tirety, their heirs and assigns forever.  
And a certain hereby covenants to and with grantees and the heirs of the grantor and their assigns that grantor

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of Mountain Title Co.  
of Dec. A.D. 19 88 at 2:37 o'clock P.M., and duly recorded in Vol. M88  
of Deeds on Page 20872  
FEE \$13.00  
Evelyn Biehn County Clerk  
By Pauline Mullendare

It is a corporate instrument, it has caused its name to be signed and sealed by its officers, duly authorized thereto by  
order of its board of directors.  
Witness my hand and seal of office this 17th day of December, 1988.  
Notary Public for Oregon  
My commission expires \_\_\_\_\_  
STATE OF OREGON, County of \_\_\_\_\_  
Personally appeared \_\_\_\_\_  
each for himself and not one for the other, did say that the former 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 be-  
half 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 \_\_\_\_\_  
STATE OF OREGON, County of \_\_\_\_\_  
Personally appeared \_\_\_\_\_  
each for himself and not one for the other, did say that the former is the  
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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 be-  
half 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 \_\_\_\_\_

STATE OF OREGON  
County of \_\_\_\_\_  
I certify that the within instru-  
ment was received for record on the  
day of \_\_\_\_\_ at \_\_\_\_\_ o'clock P.M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_  
the reel number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of  
County attested.  
Recording Officer  
Deputy