

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 287 Page 3539



KNOW ALL MEN BY THESE PRESENTS, That

JACK MALLORY and DORIS MALLORY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by

MYRON A. HANNAGAN and ELAINE HANNAGAN, 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 W 1/2 of the S 1/2 S 1/2 of the NE 1/4 NE 1/4 of Section 20, Twp. 39 S, Range 12, E.W.M.; and

Sec. 20, Twp. 39 S., Range 12, E.W.M.

The SE 1/4 NE 1/4, excepting therefrom the W 1/2 of the S 1/2 S 1/2 of said SE 1/4 NE 1/4 of Section 20, Twp. 39 S., Range 12, E.W.M.

TOGETHER WITH that certain easement for roadway purposes over the Southerly 30 feet of the W 1/2 NW 1/4, Section 21, Twp. 39 S., Range 12, E.W.M., given for the benefit of the aforementioned described property.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; and acreage and use limitations under the provisions of U. S. Statutes and regulations issued thereunder; and liens and assessments of Klamath Project and Langell Valley Irrigation District, and regulations contracts, easements water and irrigation rights in connection therewith. (SEE REVERSE)

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 hereinabove set forth

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 \$ 12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 8th day of December, 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)

STATE OF OREGON,)
County of Klamath) ss.
December 8, 1976.

Personally appeared the above named

JACK MALLORY and DORIS MALLORY, husband and wife,

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 8/11/78

STATE OF OREGON, County of) ss.
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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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Jack & Doris Mallory
1055 W. Neal Avenue
Las Vegas, Nevada 89119

GRANTOR'S NAME AND ADDRESS

Myron and Elaine Hannagan
P.O. Box 38
Bonanza, OR 97623

GRANTEE'S NAME AND ADDRESS

After recording return to:

Myron and Elaine Hannagan
P.O. Box 38
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Myron and Elaine Hannagan
P.O. Box 38
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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.

Recording Officer

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

89 FEB 20 PM 2 53

FURTHER RESERVING unto Grantor an easement across the Southerly 30 feet of the W 1/2 of the S 1/2 S 1/2 of the NE 1/4 NE 1/4 of Section 20, Twp. 39 South, Range 12, E.W.M., for roadway and water purposes for the benefit of the property situated in the E 1/2 of the S 1/2 S 1/2 of the NE 1/4 NE 1/4, Section 20, Township 39 South, Range 12, E.W.M.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 28th day
of Feb. A.D., 19 89 at 2:53 o'clock PM., and duly recorded in Vol. M89,
of Deeds on Page 3539.

Evelyn Biehn County Clerk

By Darlene Muelandere

FEE \$13.00