

1945

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m89 Page 11481

KNOW ALL MEN BY THESE PRESENTS, That HAROLD ROBERT WARNER, JR.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JESSE ALLEN PATTERSON and ELIZABETH ANNE PATTERSON, 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 SE 1/4 of the SW 1.4 of Section 22,  
Township 39 South, Range 8, East of the  
Willamette Meridian.

SUBJECT TO:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof, dated January 6, 1971, recorded October 25, 1972 in Book M-72, Page 12412, in favor of Donald D. Alt and Maryanna B. Alt, for roadway purposes. (Affects the North 40 feet of the West 40 Feet of subject property)

(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 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 \$ 40,000.00

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 15 day of June, 1977; 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.

*Harold Robert Warner, Jr.*

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

Personally appeared \_\_\_\_\_ and

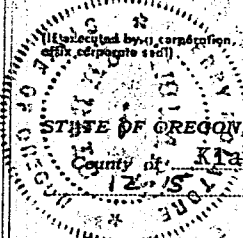
who, being duly sworn, each for himself and not one for the other, did say that the former is the \_\_\_\_\_ president and that the latter is the \_\_\_\_\_ secretary of \_\_\_\_\_

\_\_\_\_\_ 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:



Personally appeared the above named HAROLD ROBERT WARNER, JR.

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 11-3-80

Mr. Harold R. Warner, Jr.  
Route 3 - Box 294  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. J. A. Patterson  
5461 Dodd Street  
Mira Loma, California 91752

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. J. A. Patterson  
5461 Dodd Street  
Mira Loma, California 91752

NAME, ADDRESS, ZIP

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

Mr. & Mrs. J. A. Patterson  
5461 Dodd Street  
Mira Loma, California 91752

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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

89 JUN 27 PM 12 26

11481

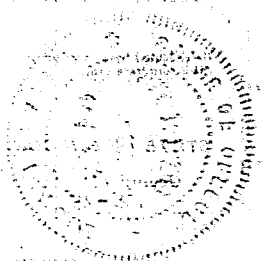
11482

3. Reservations, restrictions, rights-of-way, easements of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 27th day of June A.D., 1989 at 12:26 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 11481.

FEE \$13.00 Evelyn Biehn, County Clerk By Carline Mullender



STATE OF OREGON  
County of Klamath  
I, Evelyn Biehn, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.

STATE OF OREGON  
County of Klamath  
I, Carline Mullender, Deputy County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.

Notary Public for Oregon  
My Commission Expires 1991  
I, Carline Mullender, Deputy County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.