

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Durwood E. Fields who acquired title as Marthael A. Fields, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael J. Sauer and Sylvia A. Sauer

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 NW 1/4, Section 1, Township 37 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

- Subject, however, to the following:
1. Taxes for the year 1978-79 are now a lien but not yet payable.
 2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
 3. Reservation of all subsurface rights, except water, including the terms and provisions thereof, for benefit of certain named persons, all as set forth in Patent recorded October 2, 1958 in Book 304 at page 282, Deed Records. (Affects an 8/9ths interest).
 4. The interest of Albert Lawvor an undivided 1/9th interest in subsurface rights conveyed by Deed Book 340 at page 495. These rights were originally conveyed by an Indian Bureau Deed dated August 1, 1958 and recorded August 18, 1958 in Book 302 at page 173. However, the Indian Bureau had previously, by a Deed dated (for continuation of this document see reverse side of this deed)

(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 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 \$ 74,500.00

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 7th day of September, 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)

Durwood E. Fields
Durwood E. Fields

Marthael A. Fields
Marthael A. Fields

STATE OF OREGON,

County of Klamath

September 7, 1978

STATE OF OREGON, County of

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

Personally appeared the above named Durwood E. Fields and Marthael A. Fields, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me, Darlene E. Addington

Notary Public for Oregon

My commission expires 3-22-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

(After recording return to:

Sylvia A. Sauer
HC 33 Box 30
Beatty OK 97621

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

May 13, 1958, conveyed the fee title of the said 1/9th interest to the Bank of California, a national banking association, as trustee, but said deed was not recorded until February 18, 1959 in Book 309 at page 646, Deed Records.

5. Reservation of existing right of way for railroad and utilities, and government lots and trails, and for highway 66 and Pacific Telephone and Telegraph Company, including the terms and provisions thereof, as set forth in Deed from the Bank of California, a national association, trustee, recorded in Book 304 at page 284, Deed Records.

6. An easement created by instrument, including the terms and provisions thereof,

Dated July 25, 1977
Recorded November 7, 1977 Book: M-77 Page: 21412
In favor of Pacific Power & Light Company
For Transmission and distribution of electricity over a portion of the WSW 1/4 Section 1, Township 37 South, Range 11 East of the Willamette Meridian.

7. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON: COUNTY OF KLAMATH: \$3.

Filed for record at request of Klamath First Federal the 27th day of June A.D. 19 89 at 3:29 o'clock P.M., and duly recorded in Vol. M89 of Deeds on Page 11510

FEE \$13.00

Evelyn Biehn, County Clerk
By Pauline Muelendore

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 in the records of the County of Klamath, State of Oregon.
Witness my hand and the seal of said County at Medford, Oregon, this 27th day of June, 1989.
Evelyn Biehn, County Clerk
Pauline Muelendore, Deputy Clerk

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 in the records of the County of Klamath, State of Oregon.
Witness my hand and the seal of said County at Medford, Oregon, this 27th day of June, 1989.
Evelyn Biehn, County Clerk
Pauline Muelendore, Deputy Clerk