

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That MARIO A. C. DELLA CASA and CHERYLE L. DELLA CASA, husband and wife, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by LYLE G. HOWELL and JOLENE HOWELL, 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 SE1/4 NE1/4 of Section 32, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon,

TOGETHER WITH a perpetual easement for road purposes only, through S1/2 SW1/4 of Section 28, and the NW1/4 of Section 33, Township 39 South, Range 12 East of the Willamette Meridian, as follows:

Said easement is through a strip of land 30 feet wide extending in a Southerly direction from the "East-West Road" now established in said S1/2 SW1/4 of Section 28, across part of said S1/2 SW 1/4 and part of the NW1/4 of said Section 33, to the SE1/4 NE 1/4 of Section 32, Township 39 South, Range 12 East of the Willamette Meridian, following an old road located near the West line of land through which this easement is granted, said easement being recorded in Book 316 of Deeds on page 619, on October 26, 1959.

Subject to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. The assessment roll and the tax roll disclose that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied, and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Langell Valley Irrigation District.
4. As Easement created by instrument, including the terms and provisions thereof, dated October 22, 1959, recorded October 26, 1959 in Volume 316, page 619, Deed Records of Klamath County, Oregon, in favor of Ralph E. Vaden, et ux, for road purposes.
5. Lease and Agreement, including the terms and provisions, thereof, dated June 17, 1973, recorded August 17, 1973, in Volume M73, page 11135, Microfilm Records of Klamath County, Oregon, between Edward H. Barinoff

and Jeanne M. Barinoff, husband and wife,
tenants by the entirety, Lessor and Dowdle
Oil Corporation, Lessee.

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 those assumed
by Grantee above and those imposed by the Grantee and that
Grantor will warrant and for ever 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 \$75,000.00. 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 18th day of April, 1983.

Mario A. C. Della Casa
MARIO A. C. DELLA CASA

Cheryle L. Della Casa
CHERYLE L. DELLA CASA

STATE OF OREGON)
) ss.
County of Klamath)

April 18, 1983.

Personally appeared the above named Mario A. C. Della Casa and Cheryle L. Della Casa and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Kristi L. Garrison
NOTARY PUBLIC for Oregon
My Commission expires: 6/19/83

Grantor's name and address:

Mario & Cheryle Della Casa

Grantee's name and address:

Lyle G. & Jolene Howell
Rt. #1 box 25A
Bonanza, OR 97623

After recording return to:

Mario & Cheryle Della Casa

Mail tax statements to:

Lyle G. & Jolene Howell
Rt. #1 Box 25A
Bonanza, OR 97623

STATE OF OREGON)
) ss.
County of Klamath)

for
recorder's
use

I certify that the within instrument was received for record on the 21st day of Nov., 1989, at 9:18 o'clock A M., and recorded in book/reel/volume No. M89 on page 22487 or as document/fee/file/ instrument/microfilm No. M89 Record of Deeds of said county.

Evelyn Biehn, County Clerk

Name Title

By Doreen M. Henderson

Fee \$18.00

Return: M.T.C.