

1-1-74

12211

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m90 Page 4511

KNOW ALL MEN BY THESE PRESENTS, That Albert F. Herringshaw akaA. F. Herringshaw and Eileen Herringshawhereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Clifford W. McKoenand Bertha M. McKoenhusband 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:

SEE REVERSE SIDE OF DEED

Tract a distance of 43.5 feet to the West line of said Section 19 to the North line of the U.S.R.S. Dixon Drain; thence Westerly following the North line of said drain to the intersection with the East line of said highway; thence North along said highway to the point of beginning.

PAGE 2

A strip of land 30 feet wide described as follows: Beginning at a point on the East right of way line of the Dallas-California Highway which lies 30 feet East and 300 feet South of the Northwest corner of Section 19, Township 39 South, Range 10 East of the Williams River Meridian, and running thence East along the

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.

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 \$85,000.00.

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).^① (The sentence between the symbols ①, 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 23 day of December, 1982; 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

Dec. 23

} ss.

Personally Appeared the above named

A. F. Herringshaw and
Eileen Herringshaw

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

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 8-5-83

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 _____

_____ 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

CLIFFORD W. & BERTHA M. MCKOEN
24219 OLD MALIN ROAD
MALIN OR 97632

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

77822-K
4512
The following described real property situate in Klamath County, Oregon:

PARCEL 1:

Beginning at a point on the East right of way line of The Dalles-California Highway which lies 30 feet East and 320 feet South of the Northwest corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; said point being the Southwest corner of Parcel 2 in deed to G. Keith Moon and wife, by deed recorded June 23, 1944, in Deed Book 166 page 303; thence East along the South line of said Parcel 2 of said Keith Tract a distance of 435.6 feet to the Southeast corner thereof; thence South and parallel to the West line of said Section 19 to the North line of the U.S.R.S. Dixon Drain; thence Westerly following the North line of said drain to its intersection with the East line of said highway; thence North along said highway to the point of beginning.

PARCEL 2:

A strip of land 20 feet wide described as follows: Beginning at a point on the East right of way line of the Dalles-California Highway which lies 30 feet East and 300 feet South of the Northwest corner of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, and running thence East along the South line of that certain tract of land described on page 270 of Volume 100 Deed records of Klamath County, Oregon, a distance of 435.6 feet to a point; thence South parallel to the West line of said Section 19, a distance of 20 feet to a point; thence West a distance of 435.6 feet to a point on the East right of way line of the Dalles-California Highway; thence North along the East line of the Dalles-California Highway, a distance of 20 feet to the point of beginning, and said tract containing 0.2 acre, more or less, in the NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 9th day of March A.D., 19 90 at 2:03 o'clock PM., and duly recorded in Vol. M90 of Deeds on Page 4511

FEE \$33.00

Evelyn Biehn - County Clerk
By Pauline Mueller

ORIGINAL
(SEAL)

STATE OF OREGON

County of _____
I certify that the within instrument was received for record on the _____ day of _____ at _____ o'clock _____ M., and recorded in book _____ reel _____ volume _____ page _____ of the _____ instrument, in _____ of said county.
Witness my hand and seal of County, this _____ day of _____ 19____.

By _____ Deputy

CLIFFORD W. & BERTHA M. MCROEN
44329 OLD MALLS ROAD
MATH ON 18765
SW 1/4 ABOVE