

1-1-74

12460

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m90 Page 4951

KNOW ALL MEN BY THESE PRESENTS, That Albert Grant and Eleanor K. Grant, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harvey C. Saulter and Ruth Saulter, 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:

A portion of the SE1/4NW1/4 Section 21, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the center line of Morningside Lane, a 40 foot roadway, from which the Northwesterly corner of the SW1/4NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, bears South 88° 50 1/2' West along the center line of the said Morningside Lane 1135 feet and North 0° 10' East along the Westerly boundary of the said Section 21, 858 feet, and running; thence North 88° 50 1/2' East 640 feet; thence North 0° 10' East 236.8 feet; thence North 89° 40' West 640 feet; thence South 0° 10' West 253.4 feet to the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation (for continuation of this deed see reverse side of this document)

(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 \$ 80,000.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the sole 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 charges 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 5 day of November, 1980; 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.
November 5, 1980

Personally appeared the above named
Albert Grant and Eleanor K. Grant, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon
Commission Expires 12/1/84
DONNA K. MATTHESON

STATE OF OREGON, County of) ss.

Personally appeared _____, 19____, 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:

Albert & Eleanor K. Grant
c/o KFF

GRANTOR'S NAME AND ADDRESS

Harvey C. & Ruth Saulter
c/o KFF

GRANTEE'S NAME AND ADDRESS

After recording return to:
KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ZIP

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

KLAMATH FIRST FEDERAL S&LA
2943 SOUTH SIXTH STREET
KLAMATH FALLS, OREGON 97603
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

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rights and easements for ditches and canals of Klamath Irrigation District.

2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in K-70 at page 6187 as "Notice to persons intending to plat lands within the Klamath Basin Improvement District."

4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.

Recorded : February 25, 1948 Book: 217 Page 255

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Asper Title Co. the 16th day of March A.D., 19 90 at 3:54 o'clock PM., and duly recorded in Vol. M90 of Deeds on Page 4951.

FEE \$33.00

Evelyn Biehn - County Clerk

By Pauline Muelhahn