

13087

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m90 Page 6092

KNOW ALL MEN BY THESE PRESENTS, That

John S. Kronenberger

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Francis L. McDonald and Amma L. McDonald, 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 parcel of land situated in Section 15, Township 34 South, Range 7 East of the Willamette Meridian, being more particularly described as follows: Beginning at a 5/8 inch iron pin with an aluminum cap marking the South-east corner of Government Lot 1 of said Section 15; thence South 89° 53' 17" West, 390.56 feet to a 5/8 inch iron pin marking the Southwest corner of Block 5 of Woodland Park Subdivision; thence South, 580.00 feet; thence West, 452.00 feet to a point on the Easterly bank of the Williamson River; thence Southerly along the mean high water line of said river the meander line of which is as follows: South 13° 34' 37" East, 134.06 feet; South 34° 35' 28" East, 143.75 feet; South 51° 23' 44" East, 208.34 feet to a 3/4 inch iron pin marking the Northwest corner of that certain parcel of land described in Klamath County Deed Records Volume M-75 at page 437; thence leaving said river high water line along the Northerly line of that certain parcel described in the aforementioned document the following courses and distances: North 66° 00' 00" East, 300.00 feet to a 3/4 inch (for continuation of this document see reverse side of this deed)

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 \$52,500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 13th day of July, 1976; 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.

John S. Kronenberger
John S. Kronenberger

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
July 13, 1976

Personally appeared the above named
John S. Kronenberger

and acknowledged the foregoing instru-
ment to be his voluntary act and deed.

Before me:
Kathy R. Mallams
Notary Public for Oregon
My commission expires 6-13-80

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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,) ss.
County of _____
I certify that the within instru-
ment 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.

By _____ Recording Officer
Deputy

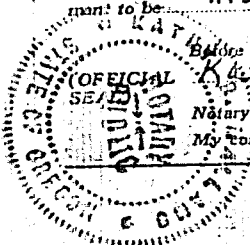
GRANTOR'S NAME AND ADDRESS
McDonald
P.O. Box 117
Chiloquin, OR 97627

GRANTEE'S NAME AND ADDRESS
McDonald
Above address
NAME, ADDRESS, ZIP

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

McDonald
Above address

SPACE RESERVED
FOR
RECORDING USE



Iron pin; thence South 35° 47' 12" East, 73.00 feet to a 3/4 inch iron pin; thence North 66° 58' 10" East, 228.00 feet to a 3/4 inch iron pin; thence South 02° 34' 55" East, 170.02 feet to a 5/8 inch iron pin in the center of an existing dirt road, said point being on the Easterly line of that certain parcel described in Deed Book M-75 at page 437, Klamath County Deed Records; thence Easterly along said road centerline the following courses: along the arc of a 333.03 feet radius curve to the left (delta = 21° 03' 46", long chord = North 64° 51' 59" East, 121.74 feet) 122.43 feet; North 54° 20' 06" East, 422.43 feet; North 60° 34' 09" East, 72.55 feet; thence leaving said road centerline North, 648.53 feet to a point on the Southerly boundary of Woodland Park Subdivision; thence South 89° 25' 20" West along said Southerly boundary 484.01 feet to the point of beginning.

Subject, however, to the following:

- ** 1. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$90,000.00 - Dated May 2, 1973 - Recorded May 10, 1973 in Book M-73 - Page 5641 - Mortgagor: John S. Kronenberger - Mortgagee - Ben W. Ash and Dona M. Ash, husband and wife, which Grantees do not assume and agree to pay and Grantor covenants to and with Grantees that he will hold them harmless therefrom. (Covers additional property) **See below
2. Subject to a 30 foot roadway easement adjacent to the Southerly and Easterly lines of property in question.
3. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the the number of years in which this special assessment was in effect for the land.

**The mortgage mentioned in item #1 above covering this property shall be paid in full and said above described real property will be released from the lien of said mortgage prior to or at the time this deed is recorded.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 3rd day of April A.D., 19 90 at 3:57 o'clock PM., and duly recorded in Vol. M90 of Deeds on Page 6092.

FEE \$33.00

Evelyn Biehn County Clerk

By Carlene Mueland