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16586

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 992 Page 12286

KNOW ALL MEN BY THESE PRESENTS, That William L. Dillman and
Wilhelmine A. Dillman, husband and wife,hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Welco
Industries, Inc.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 ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:A parcel of land lying in Government Lot 7 of Section 34, Township
34 South, Range 7 East of the Willamette Meridian, Klamath County,
Oregon, described as follows: Beginning at a point 285.72 feet
North and 1300.86 feet East of the Southwest corner, Section 34,
Township 34, South, Range 7 East of the Willamette Meridian, which
point is located on East boundary of Lot 7, said Section 34; thence
South 147.90 feet to a stake at edge of Williamson River; thence
South 85° West for 200 feet; thence South 43° West 91.20 feet; thence
North 231.80 feet; thence East 261.40 feet to the point of beginning.
EXCEPTING THEREFROM the 100 foot by 50 foot parcel conveyed to Lloyd
Lotches by Land Status Report recorded in Book 306 at page 467, Deed
Records of Klamath County, Oregon.1. Rights of the public in and to any portion of the herein described
premises lying within the limits of streets, roads or highways.
(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 en-
tirety, 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 \$ 19,500.00

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 24th day of September, 1979,
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.
August 21, 1979.Personally appeared the above named
William L. Dillman and
Wilhelmine A. Dillman, husband
and wife, and acknowledged the foregoing instru-
ment to be their voluntary act and deed.Notary Public for Oregon
My commission expires 1982STATE OF OREGON, County of } ss.
1979.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.
Before me:Notary Public for Oregon
My commission expires:(OFFICIAL
SEAL)Mr. and Mrs. William L. Dillman
PO Box 283
Chiloquin, OR 97624
GRANTOR'S NAME AND ADDRESS
Welco Industries, Inc., Richard A. Wells, Pres.
2500 E 2nd Street
Long Beach, CA 90803
GRANTEE'S NAME AND ADDRESS

After recording return to:

Welco Industries Inc.
2500 E. 2nd Street
Long Beach, CA 90803
NAME, ADDRESS, ZIP

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

Welco Industries, Inc., Richard A. Wells, Pres.
2500 E. 2nd Street
Long Beach, CA 90803
NAME, ADDRESS, ZIPSPACE RESERVED
FOR
RECORDER'S USE

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/roll number _____.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.By _____ Recording Officer
Deputy

2. Subject to rights of any existing utilities and to reservation of any roads or utilities built by United States of America, including the terms and provisions thereof, all as set forth in Deed from Bureau of Indian Affairs recorded June 12, 1958 in Book 300 at page 98, Deed Records.

3. Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities and for railroads and pipe lines and for any other easements or rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L.D. 513).

4. An Easement created by instrument, including the terms and provisions thereof,

Recorded: April 10, 1941

Volume: 136, page 507, Records of Klamath County, Oregon

In favor of: California Oregon Power Company

For: Power Line Easement

5. Rights of the public and of governmental bodies in and to any portion of the herein described premises lying below the high water mark of the Williamson River.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 21st day
of June A.D. 19 90 at 2:56 o'clock P.M., and duly recorded in Vol. M90
of Deeds on Page 12286.

Evelyn Biehn County Clerk

By Dorothy M. Mendenhall

FEE \$33.00