

1-1-74

16942

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m90 Page 12851

KNOW ALL MEN BY THESE PRESENTS, That Donald E. Bailey and Gary Hook

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David J. Zumbro and Ona Zumbro, 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 E1S1SE1NW1 Section 27, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations and restrictions, including the terms and provisions thereof, contained in Land Status Report recorded October 14, 1958, in Book 304 at page 636, Deed Records.
3. Reservations of all minerals, including the terms and provisions thereof, as disclosed by instrument

Dated : May 11, 1970
Recorded : May 19, 1970 Book: M-70 Page: 3980
Reserved by : Inez Weeks Hunter

(For continuation of this document see reverse side of this deed.)

(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 \$6,500.00

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 day of February, 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)

Donald E. Bailey
Gary Hook

STATE OF OREGON,)
County of Klamath) ss.
February 16, 1979

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

Personally appeared the above named Donald E. Bailey and Gary Hook

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

, 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:

Notary Public for Oregon
My commission expires 11/6/82

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

D. Zumbro
2300 MARINA DR. KLAMATH FALLS
OREGON 97601

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument 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

SPACE RESERVED FOR RECORDER'S USE

12851

12852

12851

4. Easement agreement, including the terms and provisions thereof, dated October 23, 1978, recorded October 26, 1978 in Book M-78 at page 24073, Microfilm Records in favor of all adjoining property owners, for ingress and egress.

5. 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 number of years in which this special assessment was in effect for the land.

Grantors reserve an easement for joint usury of the roadway and all other roadway purposes over and across a 30 foot wide strip of land lying northerly and parallel to the southern boundary of said property.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 29th day
of June A.D., 19 90 at 12:38 o'clock PM., and duly recorded in Vol. M90
of _____ Deeds on Page 12851.

Evelyn Biehn - County Clerk

By

Q. Andrew Mulendore

FEE \$33.00

