

1-1-74 18017 WARRANTY DEED-TENANTS BY ENTIRETY K-36871 Vol. M90 Page 14794

KNOW ALL MEN BY THESE PRESENTS, That  
JACKIE W. WEGNER AND SHERI L. WEGNER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by STEVE KIESEL AND TONI L. KIESEL, 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 the NW¼ of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, more particularly described on the attached exhibit.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; AND Agreement, including the terms and provisions thereof, dated August 11, 1977, recorded August 17, 1977 in Vol M77 page 15020 and re-recorded October 20, 1977 in Vol. M77 page 20170 AND Agreement for ingress and egress, including the terms and provisions thereof, recorded February 21, 1984 in Vol. M84 page 2713, records of Klamath County, Oregon.

(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 \$ 23,500.00.

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). (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 24 day of February, 1984 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. This instrument does not guarantee that any particular use may be made of the property described

in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF OREGON, }  
County of Klamath } ss.  
February 28, 1984

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named Jackie W. Wegner and Sheri L. Wegner

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.

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

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires 8/27/87

OFFICIAL SEAL  
By the Moore  
Notary Public for Oregon  
My commission expires 8/27/87

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Attch. Recording return to  
Klamath Inst Federal  
540 Main St  
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
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/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

## Description

The following described real property situated in Klamath County, Oregon.

A parcel of land situated in the NW $\frac{1}{4}$  of Section 1, Township 40 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 1/2 inch iron pin on the North line of said Section 1, from which the Northwest corner of said Section 1, bears N. 89°18'17" W. 1227.05 feet; thence S. 89°18'17" E. along said section line a distance of 430.0 feet to a 1/2 inch iron pin; thence South a distance of 410.0 feet; thence N. 89°18'17" W. a distance of 430.0 feet; thence N. 0°19'02" E. a distance of 410.0 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress 16 feet in width, being East of and adjacent to the Westerly boundary of the following described property:

A parcel of land situated in the NW $\frac{1}{4}$  of Section 1, Township 40 South, Range 7 E.W.M., more particularly described as follows:

Beginning at a point which bears S. 89°18'17" E. a distance of 1227.05 feet and S. 0°19'02" W. a distance of 410.0 feet from the Northwest corner of said Section 1; thence S. 89°18'17" E. a distance of 50.0 feet; thence S. 0°19'02" W. a distance of 613.26 feet to a 1/2 inch iron pin on the centerline of an Old Wagon Road; thence S. 59°19'40" W. along said centerline a distance of 41.96 feet; thence S. 40°10'34" W. along said centerline a distance of 21.89 feet; thence N. 0°19'02" E. a distance of 651.99 feet, more or less to the point of beginning.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 25th day  
of July A.D., 19 90 at 10:48 o'clock A.M., and duly recorded in Vol. M90,  
of Deeds on Page 14794.

Evelyn Biehn County Clerk

By Pauline M. Henderson

FEE \$33.00