

1-1-74

18404

WARRANTY DEED—TENANTS BY ENTIRETY

**KNOW ALL MEN BY THESE PRESENTS, That** Walton H. Reeve and Betty J. Kurtz, Co-owners

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lloyd W. Maxwell and Betty L. Maxwell, 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 SW $\frac{1}{4}$  of Section 17, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the intersection of the North line of the SW $\frac{1}{4}$  of said Section 17 with the Northeasterly line of Highway #58, said point being an iron pin which bears S. 89°22'48" E. a distance of 745.64 feet from the West  $\frac{1}{4}$  corner of said Section 17; thence S. 53°05'51" E. along the Northeasterly line of said Highway a distance of 231.99 feet to an iron pin marking the intersection of said Northeasterly line and the Southeasterly line of a 60 foot roadway and the True Point of beginning of this description; thence along the Southeasterly line of said roadway N. 36° 54'09" E. 35.1 feet to an iron pin; thence along the arc of a 120 foot radius curve to the right, having a central angle 53°43'03" a distance of 112.5 feet to an iron pin; thence S. 89°22'48" E. 433.07 feet to an iron pin; thence along the arc of a 345 foot radius curve to

(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 \$                    .  
 However, the actual consideration consists of or includes other property or value given or promised which is the whole 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                     , 19            ;  
 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)

Walton H. Reeve  
Betty J. Kurtz

STATE OF OREGON, } ss.  
 County of Washington  
7-3, 1990

Personally appeared the above named  
WALTON H. REEVE  
BETTY J. KURTZ  
 and acknowledged the foregoing instrument to be                      voluntary act and deed.

Before me:  
George Semant  
 (OFFICIAL SEAL)  
 Notary Public for Oregon  
 My commission expires                     

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 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:

Notary Public for Oregon  
 My commission expires:                     

Walton H. Reeve  
 P.O. Box 351  
 Forest Grove, Or. 97116  
 GRANTOR'S NAME AND ADDRESS  
 Lloyd W. Maxwell  
 P.O. Box 17  
 Crescent Lake, Or. 97425  
 GRANTEE'S NAME AND ADDRESS

After recording return to:  
                      
                      
 NAME, ADDRESS, ZIP  
 Until a change is requested all tax statements shall be sent to the following address.  
Lloyd W. Maxwell  
P.O. Box 17  
Crescent Lake, Or. 97425  
 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              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

the right having a central angle of 23°40'57" a distance of 142.6 feet to an iron pin; thence leaving the Southeasterly line of said roadway, S. 36°54'09" W. 196.69 feet to an iron pin; thence N. 53°05'51" W. 46.00 feet to an iron pin; thence S. 36°54'09" W. 61.0 feet to an iron pin marking the most Easterly corner of parcel described in Volume M79 page 1641, Deed records of Klamath County, Oregon; thence following the Northerly line of last mentioned parcel N. 68°36'11" W. 351.58 feet and S. 83°53'04" W. of 139.27 feet, more or less, to an iron pin on the Northeasterly right of way line Highway #58; thence following said right of way N. 53°05'51" W. 46.38 feet, more or less, to the point of beginning. Said parcel contains 2.00 acres, more or less.

SAVING AND EXCEPTING THEREFROM the above-described property in Deed Volume 359 page 539, records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Lloyd Maxwell the 2nd day of Aug. A.D., 19 90 at 3:51 o'clock P.M., and duly recorded in Vol. M90 of Deeds on Page 15450.

Evelyn Biehn - County Clerk  
By Pauline Mueland

FEE \$33.00

Instrument No. 15451, recorded in the public records of the County of Klamath, State of Oregon, is a deed of conveyance of certain land and interests therein, to the said Lloyd Maxwell, and the same is hereby acknowledged by the said Lloyd Maxwell, as the grantor, and the said Evelyn Biehn, as the County Clerk, in and to the public records of the County of Klamath, State of Oregon, on the 2nd day of August, 1990, at 3:51 o'clock P.M., and duly recorded in Volume M90 of Deeds on Page 15450.

*[Handwritten signature: Lloyd Maxwell]*  
Lloyd Maxwell  
Grantor  
My commission expires \_\_\_\_\_  
Notary Public for Oregon

*[Handwritten signature: Evelyn Biehn]*  
Evelyn Biehn  
County Clerk  
My commission expires \_\_\_\_\_

STATE OF OREGON  
County of Klamath  
I, \_\_\_\_\_, County Clerk, do hereby certify that the within instrument was duly recorded in the public records of the County of Klamath, State of Oregon, on the 2nd day of August, 1990, at 3:51 o'clock P.M., and duly recorded in Volume M90 of Deeds on Page 15450.  
Witness my hand and seal of Office this 2nd day of August, 1990.  
Recording Officer  
Deputy

STATE OF OREGON  
County of Klamath  
I, \_\_\_\_\_, County Clerk, do hereby certify that the within instrument was duly recorded in the public records of the County of Klamath, State of Oregon, on the 2nd day of August, 1990, at 3:51 o'clock P.M., and duly recorded in Volume M90 of Deeds on Page 15450.  
Witness my hand and seal of Office this 2nd day of August, 1990.  
Recording Officer  
Deputy