

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m90 Page 21777

22010

KNOW ALL MEN BY THESE PRESENTS, That  
Hankins, husband and wife

Leroy Hankins and Irma L.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael Lee  
Albert and Dana A. Albert, husband and wife, hereinafter called the grantees, doeshereby 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 East  $\frac{1}{2}$  East  $\frac{1}{2}$  West  $\frac{1}{2}$  SW $\frac{1}{4}$ NE $\frac{1}{4}$ , lying South of the Sprague River, Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1976-1977, a lien but not yet due and payable.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of Sprague River.
3. Non-exclusive easement for roadway, 30 feet wide, as reserved in the deed from John Kalita, et ux, recorded June 27, 1963, in Volume 346, page 273, Deed Records of Klamath County, Oregon. (No specific location)
4. Right of way 15 feet wide for pole and wire lines and other facilities for the transmission of communication and control signals as conveyed to Pacific Power and Light Company by deed recorded May 28, 1965, in Volume (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 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 \$.

~~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 2nd day of August, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath  
August 6, 1976

) ss.

Personally appeared the above named Leroy  
Hankins and Irma L. Hankins,  
husband and wife

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-21-77

Leroy Hankins

Irma L. Hankins

STATE OF OREGON, County of ) ss.

, 19.

Personally appeared and

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vickie McGraw  
P.O. Box 784  
Chiloquin, Oregon 97624  
NAME, ADDRESS, ZIP

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

Danny L. McGraw & Vickie L. McGraw  
P.O. Box 784Chiloquin, Or. 97624  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of ) ss.

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.

Recording Officer

By Deputy

362, page 87, Deed Records of Klamath County, Oregon. (No specific location)

5. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobil Home, and any interests or liens disclosed thereby.

"Together with a non-exclusive easement for a roadway for ingress and egress, 30 feet in width, over the E $\frac{1}{2}$  of SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, lying South of Sprague River, said roadway to be located South of a line 300 feet South of the South boundary of Sprague River and North of the South boundary of E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 35, and extending from the tract herein conveyed to the west boundary of the Chiloquin Ridge Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Vickie L. McGraw the 30th day  
of Oct. A.D., 19 90 at 11:48 o'clock A M., and duly recorded in Vol. M90,  
of Deeds on Page 21777.

Evelyn Biehn - County Clerk

FEE \$33.00

By Debra M. McQuinn