

1-1-74

22881

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1790 Page 23335

KNOW ALL MEN BY THESE PRESENTS, That JOHN THOMAS TAYLOR and LEONA MAY TAYLOR

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FRANZ ACHLEITHNER and EMMA ACHLEITHNER, 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:

PARCEL 1: Beginning at a point on the West line of Section 18, Township 37 South, Range 9 East of the Willamette Meridian 368 feet North of the Southwest corner of said Section 18; running thence East 268.7 feet; thence North 268.7 feet; thence West 268.7 feet to the said West line of Section 18; thence South along said Section line to the place of beginning.

PARCEL 2: Beginning at the Southwest corner of Section 18, Township 37 South, Range 9 East of the Willamette Meridian; thence North 89° 52' East 196 feet; thence North 367.55 feet; thence West 196 feet to the West line of Section 18; thence South along said Section line 368 feet to the point of beginning. Also known as Tract 32, FIRST ADDITION TO ALGOMA.

SUBJECT TO:

1. Rights of the public in and to any portion of the herein described

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) CONTINUED ON BACK

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 those hereinabove set forth.

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 \$ 27,000.00

Howsoever the actual consideration consists of or includes other property or value, which is the whole or 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 22nd day of June, 1978; 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)

John T. Taylor
Leona M. Taylor

STATE OF OREGON,)
County of Klamath) ss.
June 22nd, 1978

Personally appeared the above named
John T. Taylor and Leona M. Taylor

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

PENNY D. HAMMERS
Notary Public for Oregon

My commission expires 5-1-82

STATE OF OREGON, County of) ss.
19

Personally appeared 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Mr. & Mrs. John T. Taylor
Route 5 Box 1207
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Franz Achleithner
P.O. Box 5049
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Emma Achleithner
435 S. 10th St
Pine City, MN, 55063
P.O. Box 5049
Klamath Falls, Oregon 97601
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.

SPACE RESERVED FOR RECORDER'S USE

By, Recording Officer Deputy

23336

premises lying within the limits of streets, roads or highways.

2. Easement for driveway as disclosed by deed from Algoma Lumber Company, a corporation, to Klamath County School District, a public corporation, dated July 15, 1944, recorded December 6, 1944 in Volume 171, page 241, Deed Records of Klamath County, Oregon. Said Deed states that the easement is for a public driveway.

3. Right-of-Way Easement, including the terms and provisions thereof, granted to Pacific Power & Light company, a corporation, for a right-of-way 10 feet in width for electric transmission and distribution line, recorded December 13, 1968 in Volume M68, page 10815, Microfilm Records of Klamath County, Oregon.

4. Reservations and restrictions as contained in the dedication of First Addition to Algoma.

AND: Reservations, Restrictions, Rights-of-Way, Easements of Record and Those Apparent Upon The Land.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal the 21st day of November A.D. 19 90 at 3:20 o'clock P M., and duly recorded in Vol. M90 of Deeds on Page 23335.

FEE \$33.00

EVELYN BLEHN
By Bernetha A. Hetsch County Clerk