

22942

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m90 Page 23441



KNOW ALL MEN BY THESE PRESENTS, That Charles S. Snyder and Josephine L. Snyder, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert Lockwood and Mary Lockwood, 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 South 507 feet of Lot 8, Block 1, TRACT 1118, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject; however, to the following:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. The rights of the public in and to any portion of the premises herein described lying within the limits of existing roads.
3. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Sprague River and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
4. Reservation of all subsurface rights, except water, to the heirs of Clarence Cowen, their heirs and assigns, under the terms approved by the Secretary of the Interior March 25, 1946, pursuant to said Act, as (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 \$ 11,000.00

~~However, the actual consideration consists of other property or interest in property, which is hereby acknowledged and stated to be the true and actual consideration for this transfer.~~ (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 26 day of October, 1977; 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)

Charles S. Snyder

Josephine L. Snyder

STATE OF OREGON, }
County of Klamath } ss.
October 26, 1977

STATE OF OREGON, County of _____, 19____ ss.

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 Charles S. Snyder and Josephine L. Snyder, husband and wife

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: *William J. Addington*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 3-22-81

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Charles S. Snyder and Josephine L. Snyder
PO Box 1094 Lakeview, Oregon 97630
GRANTOR'S NAME AND ADDRESS
Robert Lockwood & Mary Lockwood
PO Box 1166
Philo Ca 97108
GRANTEE'S NAME AND ADDRESS

After recording return to:
ROBERT LOCKWOOD
P.O. Box 1166
CHINO CA 91710
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

reserved in the Patent to Henry G. Wolff, recorded October 25, 1955 in Volume 279, page 80, Deed Records of Klamath County, Oregon. (Affects the SE 1/4 of Section 36)

5. Recitals as contained in Land Status Reports recorded December 15, 1958 in Volume 307, page 481, Deed Records of Klamath County, Oregon, recorded January 18, 1959 in Volume 308, page 529, Deed Records of Klamath County, Oregon, and recorded January 19, 1959 in Volume 308, page 699, Deed Records of Klamath County, Oregon, to-wit:

"The above described property is subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or right of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States. (Dept. Instr., January 13, 1916, 44 L. D. 513)."

6. Right of way for pole and wire lines and other facilities for the transmission and distribution of electricity and incidentals, 15 feet wide, as conveyed to The California Oregon Power Company by deeds recorded November 9, 1961 in Volume 333, page 561, all Deed Records of Klamath County, Oregon. (General location)

7. Recital in the deed from the United States of America recorded April 23, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon, to-wit:

"Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of record."

8. Reservations of all subsurface rights, except water in trust, for the heirs of Mollie Weeks, deceased Klamath Allottee No. 618, as reserved in the deed from the United States of America, recorded April 2, 1976 in Volume M76, page 6028, Microfilm Records of Klamath County, Oregon. (Affects the South 1/2 of NE 1/4 of Section 36)

9. Covenants, conditions, restrictions and easements, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 1, 1976 in Volume M76, page 10037, Microfilm Records of Klamath County, Oregon, as follows:

"(1) Reserving to Henry Wolff, Gerald Wolff, Gerry Warren Wolff and Eric Wolff, hunting and fishing rights on the above described real property; (2) Reserving a right of ingress and egress upon and across the above described property for the purposes of keeping and maintaining the irrigation ditches located on said real property, and construction of same. (3) Reserving to Henry & Gerald Wolff Ranch, Inc., one-half of all mineral rights located on said property."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 26th day of Nov. A.D., 19 90 at 10:44 o'clock A.M., and duly recorded in Vol. M90 of Deeds on Page 23441.

Evelyn Biehn - County Clerk

FEE \$33.00

By Pauline Muelin