

WARRANTY DEED—TENANTS BY ENTIRETY

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30413

KNOW ALL MEN BY THESE PRESENTS, That Richard L. Hanlin and Wilma L. Hanlin, husband and wife, and Bob W. Cowbrough and Lonnie L. Brooks hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Douglas R. Phillips and Sharon C. Phillips 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:

That portion of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 16, and the NE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 17, Township 35 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying East of the Main Channel of Mill Creek.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations as set forth in Land Status Report recorded February 16, 1959, in Book 309 at page 558, Deed Records of Klamath County, Oregon.
3. An easement created by instrument, including the terms and provisions thereof,

Dated : September 17, 1965
Recorded : September 29, 1965 Book: M-65 Page: 2129
(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 \$27,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 1st day of March, 1979; 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)

Lonnie L. Brooks
Lonnie L. Brooks

Richard L. Hanlin
Richard L. Hanlin
Wilma L. Hanlin
Wilma L. Hanlin
Bob W. Cowbrough
Bob W. Cowbrough

STATE OF OREGON,

County of Clatsop } ss.
March 17, 19 79

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, and _____ who, being duly sworn,

Personally appeared the above named Richard L. Hanlin and Wilma L. Hanlin, husband and wife, and Bob W. Cowbrough, and Lonnie L. Brooks 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:

(OFFICIAL SEAL)

Before me:

William D. Hermann
Notary Public for Oregon
My commission expires _____

Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

James J. Snook
27226 Rocky Point Rd
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,

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

SPACE RESERVED
FOR
RECORDER'S USE

6. Any uncertainty as to the exact location of the center line of the Main Channel of Mill Creek.

Filed for record at request of James F. SNook the 10th day
of June A.D., 19 91 at 4:33 o'clock P M., and duly recorded in Vol. M91,
of Deeds on Page 10927.
Evelyn Biehn, County Clerk
By Pauline Mulholland

FEE \$33.00

[illegible]

My commission expires
Henry Phillips for Oregon
OFFICIAL
(SEAL)

[illegible]