

30720

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 191 Page 11458

KNOW ALL MEN BY THESE PRESENTS, That Steven C. Josse and Mary Ann Josse, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Raymond A. Beard and Darlene M. Beard, 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:

Beginning at a point 462 feet North of an iron pin driven into the ground at the Southwest corner of the Northwest quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Dalles-California Highway on the North and which pin is 30 feet North of the center of said Dalles-California Highway; thence, East 330 feet; thence, North 132 feet; thence, West 330 feet; and thence, South 132 feet to the place of beginning.

Subject, however, to the following:

1. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation (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 \$100,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ①, 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 6th 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)

Steven C. Josse

By:

His Attorney-in-fact

STATE OF OREGON, County of ss.

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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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: 7/19/82

Notary Public for Oregon

My commission expires:

Josse

GRANTOR'S NAME AND ADDRESS

Beard

GRANTEE'S NAME AND ADDRESS

After recording return to:

Raymond A + Darlene M. Beard
3936 Coronado Way
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

no change

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

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rights in connection therewith.

3. Rules, regulations and assessments of South Suburban Sanitary District.

4. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.

5. Reservations and restrictions as disclosed by Deed from A. J. Simmers, et ux, to Ivan Crumpacker, et ux, recorded November 17, 1944 in Deed Volume 170 on page 537, records of Klamath County, Oregon as follows: Rights of Way for irrigation and drainage ditches are hereby reserved and not more than 2 hogs shall be kept on said premises at any one time."

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

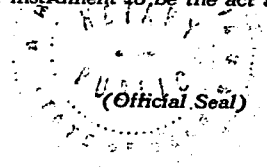
County of Klamath

ss.

On this the 6th day of March, 1979 personally appeared Mary Ann Josse

who, being duly sworn (or affirmed), did say that she is the attorney in fact for Steven C. Josse

and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



Before me: [Signature] (Signature)

Notary Public for Oregon (Title of Officer)

My Commission expires: 7/19/82

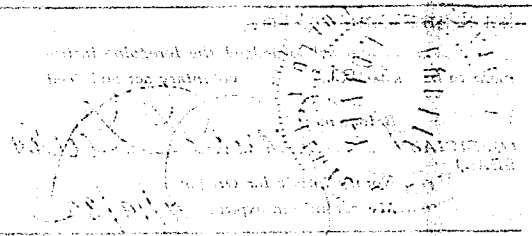
STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 17th day of June A.D., 1991 at 1:22 o'clock PM., and duly recorded in Vol. M91 of Deeds on Page 11453.

FEE \$33.00

Evelyn Biehn - County Clerk By [Signature]

Notary Public for Oregon



NOTARY PUBLIC STATE OF OREGON

Notary Public for Oregon