

OA

38792

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m91, Page 26375

KNOW ALL MEN BY THESE PRESENTS, That LEE R. STRAUS and CARLEEN STRAUS, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by HARRY L. CARLSON and GAYLE H. CARLSON

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:

A parcel of land in SE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 8, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a $\frac{1}{2}$ " iron pin which is South 0°30' East, 2011.73 feet and South 89°58'30" West, 660 feet from NE corner of SE $\frac{1}{4}$, Section 8 (a $\frac{1}{2}$ " iron pipe found in mound of rock for East $\frac{1}{4}$ of Section 8) to the true point of beginning. Thence South 0°30' East, 670.75 feet to a $\frac{1}{2}$ " iron pin; thence along old line fence South 89°57'30" West, 330.00 feet to $\frac{1}{2}$ " iron pin; thence North 0°30' West 670.85 feet to $\frac{1}{2}$ " iron pin. Thence North 89°58'30" East, 330.0 feet to the true point of beginning. A strip 30 feet wide South of the North line of said parcel being reserved for right-of-way purposes.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 87,000.00

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 4th day of April, 1985; 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

LEE R. STRAUS

CARLEEN STRAUS

STATE OF OREGON,

County of Klamath

April 4th

19 85

ss.

STATE OF OREGON, County of ss.

Personally appeared, 19

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

Notary Public for Oregon

My commission expires 7/13/85

My commission expires:

(If executed by a corporation, affix corporate seal)

LEE R. & CARLEEN STRAUS

GRANTOR'S NAME AND ADDRESS

HARRY L. & GAYLE H. CARLSON

GRANTEE'S NAME AND ADDRESS

After recording return to:

HARRY L. & GAYLE H. CARLSON

Rt. #1 Box 667C
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

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

HARRY L. & GAYLE H. CARLSON

Rt. #1 Box 667C
Klamath Falls OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of Dec., 1991, at 11:33... o'clock A.M., and recorded in book/reel/volume No. M91 on page 26375 or as fee/file/instrument/microfilm/reception No. 38792, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Carolyn Mueller, Deputy

Fee \$28.00