

42073

Warranty Deed—Tenants by Entirety Vol. 92 Page 5126

KNOW ALL MEN BY THESE PRESENTS, That Daniel Bailey
 hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Randolph L. Prince and Betty Prince, 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 Southwest Quarter of the Northwest Quarter and the South Half of the Northwest Quarter of the Northwest Quarter of Section 25, Township 35 and Range 20 East of the Willamette Meridian in the County of Klamath and State of Oregon, as recorded in deeds book 10, page 10, bearing date 1. 1979-1980 taxes payable in amount to be determined, but not yet payable.

2. The rights of the public in and to that portion of the above property lying within the limits of public roadways.

Reservations, including the terms and provisions thereof, as contained in deed from United States Department of Interior to Roland James Hicks, dated May 1, 1959, recorded May 11, 1959, in Volume 312, Page 340, Deed (For continuation of this document, see reverse side of this deed.)

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 \$25,500.00. 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 12th day of December, 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)

STATE OF OREGON,

County of Klamath ss.
December 12, 1979.

Personally appeared the above named

Daniel Bailey

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

Before me: *Judie B. Puran*
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: 8-23-81

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 _____

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Dennis & Jerry Motz
219 Cimarron
Placentia, CA 92760
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Dennis & Jerry Motz
219 Cimarron
Placentia, CA 92760
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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.

By _____

Recording Officer
Deputy

STATE OF OREGON

UIC # 01M

5127

EX-01

WARRANT DEED - EX-01

Records of Klamath County, Oregon, described as follows:
S-55, approved by M. M. Zollar, Superintendent, Klamath Agency, Oregon,
pursuant to the provisions of the Act of February 5, 1948, (62 Stat. 418;
25 U. S. C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, 26
Section 17); and Departmental Regulations (26 CFR) 161, 22 FR 248), and
subject to prior valid existing right or adverse claim.

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

Grantor retains a 30-foot wide non-exclusive meandering roadway easement
to access to the county road through the Southeast Quarter
for mining, timbering and agriculture and all other roadway purposes in
the .048 east 1/16 acre of land, if you please, .0001 of your land
(.0001 of acre) to the nearest corner post. No buildings nor
any other structures or improvements may be erected upon the above described land.
No trees, shrubs or brush may be cut or removed from the above described land
without the written consent of the grantee, except as may be necessary to remove
dead or dangerous trees, brush or debris.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co.,
of March A.D. 19 92 at 1:57 o'clock P.M., and duly recorded in Vol. M92,
of Deeds on Page 5126
By Evelyn Biehn - County Clerk
By *Oueline Mueller*

FEE \$35.00

RECORDED IN THE OFFICE OF THE CLERK OF Klamath County, Oregon, on the 11th day of April, 1992, and acknowledged before me on the 11th day of April, 1992, that the above instrument was signed and delivered by the parties named therein in my presence and before me on the 11th day of April, 1992, and that they do hereby declare that they executed the same in their true names and that they have read and understood the contents thereof and that they are of sound mind and that they executed the same freely and voluntarily.

JOHN W. COOK
(Signature)

Notary Public
State of Oregon
Commissioner of Notaries

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