

1-1-74

46583

K-37812-
WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m92 Page 13759

KNOW ALL MEN BY THESE PRESENTS, That Leon G. Follick and Effie Follick, husband and wife; Virginia Tharp; Fred Morland and Hazel Morland, husband and wife; and Donald D. Phelps and Viola Phelps, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lawrence A. Franson and Brenda L. Franson, 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:

SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27 and NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34 Township 38 South, Range 9 E.W.M., SAVING AND EXCEPTING THEREFROM that portion of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 34 more particularly described as follows: Beginning at the Southeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 00°03'56" West a distance of 1000.41 feet to a point; thence South 89°34'54" West a distance of 600 feet to a point; thence South 00°03'56" East 1000 feet, more or less, to a point on the South line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence East along said South line a distance of 600 feet, more or less, to the point of beginning.

(For continuation of this document, see reverse side of this deed.)

(IF SPACE IS SUFFICIENT, 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 \$ 68,000.00

~~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 $\textcircled{1}$, 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 11 day of December, 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.

Leon G. Follick

(If executed by a corporation, affix corporate seal)

Effie Follick

Virginia Tharp

STATE OF OREGON,

County of Klamath

December 11, 1985

Personally appeared the above named Leon G. Follick, Effie Follick, Donald D. Phelps and Viola Phelps

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

*See reverse side for additional notary acknowledgments.

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence & Brenda Franson

2700 Washburn Way Suite B

Klamath Falls, OR 97601

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.

Personally appeared) and

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)

Notary Public for Oregon

My commission expires:

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/reel/volume No. on page or as document/fee/file instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

02 JUN 2 1985

Subject, however, to the following:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1984-85 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Agreement relative to irrigation, including the terms and provisions thereof, between United States of America and Elbert H. Johnson dated August 23, 1924, recorded November 22, 1924, Vol. 64, page 639, Deed Records of Klamath County, Oregon. (Provides for a lien on the land for water charges). Affects NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34.
3. Right of way for pole line, including the terms and provisions thereof, given by E. H. Johnson and Alice Johnson to The Pacific Telephone and Telegraph Company dated May 7, 1942, recorded August 1, 1942, Vol. 149, page 53, Deed Records of Klamath County, Oregon. Affects S $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 27.
4. Right of way for pole line, including the terms and provisions thereof, given by E. H. Johnson and Alice Johnson, husband and wife, to The California Oregon Power Company dated October 15, 1946, recorded November 18, 1946, Vol. 198, page 411, Deed Records of Klamath County, Oregon. Affects NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34.
5. Right of way for transmission line, including the terms and provisions thereof, given by E. H. Johnson and Alice Johnson, husband and wife, to Pacific Power and Light Company dated December 12, 1961, recorded January 9, 1962, Vol. 335, page 13, Deed Records of Klamath County, Oregon. Affects NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34.
6. Right of way for pipe line, including the terms and provisions thereof, given by Elbert H. Johnson and Alice Johnson to California-Pacific Utilities Company dated April 8, 1964, recorded April 8, 1964, Vol. 352, page 223, Deed Records of Klamath County, Oregon. Affects NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 34.
7. Rights of the public in any portion of the herein described premises lying within the limits of any road or highway.

STATE OF OREGON,

County of Lane

ss.

BE IT REMEMBERED, That on this _____ day of _____, 19 85, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Virginia Tharp

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that she executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Notary Public for Oregon.

My Commission expires 10-14-87

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Multnomah

ss.

BE IT REMEMBERED, That on this _____ day of _____, 19 85, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Fred Morland and Hazel Morland

known to me to be the identical individual S. described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

JANICE MORRISON
NOTARY PUBLIC-OREGON

My Commission Expires 4-27-86

Notary Public for Oregon.

My Commission expires 4-27-86

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

13761

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 23rd day
of June A.D., 19 92 at 2:56 o'clock P M., and duly recorded in Vol. M92
of Deeds on Page 13759

Evelyn Biehn County Clerk

By Pauline M. Henderson

FEE \$40.00