

53744.

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WARRANTY DEED - TENANTS BY ENTIRETY

mtc 13784

KNOW ALL MEN BY THESE PRESENTS, That AL C. LEACH and WANDA M. KEFFER, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by JAY F. JACOBSEN hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the grantee, 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 SE 1/4 of the NE 1/4 of Section 3, Township 33 South, Range 7 East of the Willamette Meridian, Klamath Couty, Oregon.

Subject to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Reservations and restrictions as contained in Deed recorded February 16, 1959 in Volume 309, page 598, Deed Records of Klamath County, Oregon, including but not limited to the following:
"Subject to the right of way to the United States for road purposes under the Act of February 5, 1948, (62 Stat. 17).
3. An easement for joint user roadway and all other roadway purposes over and across a 60 foot wide strip of land lying West of, adjoining and parallel to the Easterly boundary as reserved in unrecorded Contract from George A. Pondella Jr. to Jack F. Morris and Nancy L. Morris as vendees.

To Have and to Hold the above described and granted premises unto the said grantee, the 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 those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$37,500.00. 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.

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.

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After recording, return and mail tax statements to:

Jay F. Jacobsen
10330 Wolf Road
Grass Valley, CA. 95949

In Witness Whereof, the grantor has executed this instrument this 6th day of July, 1984.

x Al C Leach
AL C. LEACH

x Wanda M. Keffer
WANDA M. KEFFER

STATE OF OREGON)
) ss.
County of Klamath)

On this 6th day of July, 1984, personally appeared the above named Al C. Leach and Wanda M. Keffer and acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
NOTARY PUBLIC for Oregon
My Commission expires 7/13/85

Grantor's name and address:

Al C. Leach
Wanda M. Keffer
15436 Pine Place box 1221
LaPine, OR. 97739

Grantee's name and address:

Jay F. Jacobsen
10330 Wolf Drive
Grass Valley, CA. 95949

After recording return to:

Jay F. Jacobson
10330 Wolf Drive
Grass Valley, CA. 95949

Mail tax statements to:

Jay F. Jacobson
10330 Wolf Drive
Grass Valley, CA. 95949

STATE OF OREGON)
) ss.
County of Klamath)

for recorder's use I certify that the within instrument was received for record on the 10th day of Nov., 1992, at 2:53 o'clock P.M., and recorded in book/reel/volume No. M92 on page 26704 or as document/fee/file/ instrument/microfilm No. 53744 Record of Deeds of said county.

Evelyn Biehn, County Clerk
Name Title

By [Signature]

Fee \$35.00