

1-1-74

54119

WARRANTY DEED—TENANTS BY ENTIRETY

28711-mk

Vol. m 92 Page 27426

KNOW ALL MEN BY THESE PRESENTS, That HERBERT S. WEBB and JUNE B. WEBB, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GEORGE L. MASSEY and WENDY J. MASSEY, 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:

Those portions of NW $\frac{1}{4}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, and S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 35 South, Range 9 East of the Willamette Meridian, lying between Sprague River Highway and center thread of the Sprague River, as the same now crosses said Section, and Northwesterly of the following described line:

A straight line perpendicular to the Southwesterly right of way line of said Sprague River Highway and extending Southwesterly from a point on said right of way line to the Sprague River, said point being 1234 feet Northwesterly, measured along said right of way line, from the intersection of said right of way line and the East boundary of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 11.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

(For continuation of this description, see reverse side)

(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 \$ 20,000.00

~~Grantor, for the consideration herein stated, does hereby convey unto the grantees, as tenants by the entirety, their heirs and assigns forever, the above described premises, together with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:~~

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 1st day of December, 1976; 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)



OFFICIAL SEAL
MARION L. SHERMAN
NOTARY PUBLIC - CALIF.
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY
My Commission Expires Oct. 12, 1980

Herbert S. Webb
June B. Webb

STATE OF OREGON, County of San Diego, ss.

County of San Diego, ss.

January 23, 1977

Personally appeared the above named
Herbert S. Webb & June B. Webb

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

Before me:
(OFFICIAL SEAL) 22 Notary Public for Oregon
My commission expires 10-12-80

Notary Public for Oregon
My commission expires:

Herbert S. Webb and June B. Webb
824 Matogual Drive
Vista, CA 92083

GRANTOR'S NAME AND ADDRESS

George L. Massey and Wendy J. Massey
10340 Lanark
Sun Valley, CA 91352

GRANTEE'S NAME AND ADDRESS

After recording return to:
Carl D. & Norma J. Stanfield
P.O. Box 735
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

Carl D. & Norma J. Stanfield
P.O. Box 735
Chiloquin, OR 97624

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.

By Recording Officer Deputy

(Description Continued)

27427

2. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Sprague River.
3. An easement created by instrument, including the terms and provisions thereof, dated April 7, 1939, recorded February 21, 1941 in Book 135 at Page 473 in favor of United States of America.
4. An easement created by instrument, including the terms and provisions thereof, recorded September 28, 1961 in book 320 at page 365 in favor of Pacific Gas Transmission Company for right to excavate for, install replace, maintain, use and remove pipeline and also granting 100 foot right of way across $W\frac{1}{2}SE\frac{1}{4}$ of Section 11.
5. An easement created by instrument, including the terms and provisions thereof, dated July 20, 1965, recorded October 27, 1965 in book M-65 at page 3180 for transmission and distribution of electricity over $SE\frac{1}{4}SE\frac{1}{4}$ Section 11, Twp 35S., R 9 EWM.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 18th day
of Nov. A.D., 19 92 at 2:35 o'clock P. M., and duly recorded in Vol. N92
of Deeds on Page 27426.
Evelyn Biehn, County Clerk
By Pauline M. Nuckolls

FEE \$35.00