

54949

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1992 Page 29198

KNOW ALL MEN BY THESE PRESENTS, That Robert M. Reed and Mapril J. Reed, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David A. Peterson and Sharon B. Peterson, 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:

PARCEL 1

The Westerly 25 feet 9 inches of Lot 2, Block 51 of NICHOLS ADDITION, and the Southerly 2 feet of the Westerly 25 feet 9 inches of Lot 7, Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Westerly line of Lot 4 in Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, with the Northerly line of closed Canal Street on the Easterly line of Ninth Street; thence running Easterly along the Southerly line of Lot 4 and 3 in said Block 51 a distance of 130 feet for the true point of beginning; thence North- (for continuation of this legal description see reverse side of this deed)

(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 \$ 66,500.00

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 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 19th day of February, 1980; 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)

Robert M. Reed
Robert M. Reed
Mapril J. Reed
Mapril J. Reed

STATE OF OREGON,

County of Klamath } ss.
February 19, 1980

Personally appeared the above named Robert M. Reed and Mapril J. Reed, husband and wife,

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

Before me:
(OFFICIAL SEAL) *Barlene L. Addington*
Notary Public for Oregon
My commission expires 3-22-81

STATE OF OREGON, County of _____) ss.
February 19, 1980

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 _____

_____ 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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael A. Grassmuck, Inc., Trustee
P.O. Box 1783
Medford, OR 97501
NAME, ADDRESS, ZIP

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

No Change Hoopie Properties
96-252 Popoia Street
Waipahu, HI 96797
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

westerly at right angles to closed Canal Street 122 feet; thence Northeasterly parallel with closed Canal Street a distance of 25' 9"; thence Southeasterly parallel with Ninth Street 122 feet; thence Southwesterly along the Northerly line of closed Canal Street 25' 9" to the point of beginning.

ALSO Beginning at a point from the intersection of the Easterly line of Ninth Street with the Northerly line of Closed Canal Street, running Northeasterly along the Southerly line of Lots 4 and 3 in Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles of Closed Canal Street a distance of 120 feet; thence Southwesterly parallel with Closed Canal Street, 10 feet; thence Southeasterly at right angles of Closed Canal Street, 120 feet; thence Northeasterly 10 feet to the place of beginning, being a portion of Lot 3 in Block 51 of Nichols Addition to the City of Klamath Falls, Oregon.

PARCEL 2

Beginning at a point on the Northerly line of Lot 1, Block 51, NICHOLS ADDITION TO THE CITY OF KLAMATH FALLS, OREGON 12.88 feet Easterly from the Northerly corner of Lot 2, said Block 51, running thence Westerly 52.12 feet along the Northerly line of Lots 1 and 2; thence Southerly at right angles 120 feet to Washington Street, formerly Canal Street; thence Easterly along the Northerly line of Washington Street 52.12 feet; thence Northerly at right angles with said Washington Street 120 feet, to the place of beginning.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

2. An easement created by instrument, including the terms and provisions thereof,

Dated November 20, 1922

Recorded December 18, 1922

Book: 60 feet Page 229

For : Sewer easement along Easterly line of Parcel 1

3. An easement created by instrument, including the terms and provisions thereof,

Dated : December 3, 1924

Recorded : December 5, 1924

Book: 66 Page: 374

For : A 10 foot easement along the Southwesterly line of Lot 2

(Affects Parcel 1)

4. An easement created by instrument, including the terms and provisions thereof,

Dated : September 16, 1919

Recorded : October 14, 1919

Book: 50 Page 528

For : A 10 foot easement along the Southwesterly line of the Southerly 50 feet of Parcel 1 for all purposes.

5. An easement created by instrument, including the terms and provisions thereof,

Dated : March 7, 1917

Recorded : March 9, 1917

Book: 44 Page: 598

For : A 10 foot easement along the Northeasterly line of the Northwesterly 70 feet of Lot 3

(Affects Parcel 1)

6. Agreement, including the terms and provisions thereof, dated November 4, 1946, recorded November 12, 1946 in Book 198 at page 222, Deed Records for the placing and maintaining of gate across an easement.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co the 9th day
of Dec. A.D., 19 92 at 9:38 o'clock A.M., and duly recorded in Vol. M92
of Deeds on Page 29118

Evelyn Biehn County Clerk
By Douglas Mullins

FEE \$35.00