

1-1-74

66044

WARRANTY DEED—TENANTS BY ENTIRETY

Vol 93 Page 19844

MTC 1396-6520

KNOW ALL MEN BY THESE PRESENTS, That See Wang Kim and Myung Kim

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Adger Carlton Roberts and JoAnne Roberts

, 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:

See attached description marked "Exhibit A"

(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 in "Exhibit A"

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.

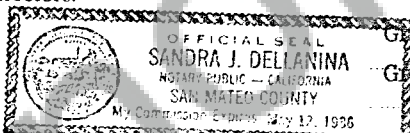
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 35,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 14th day of March, 1983; 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)



Grantor See Wang Kim

Grantor Myung Kim

STATE OF OREGON

Calif.

STATE OF OREGON, County of

) ss.

County of

March 14, 1983

Personally appeared

and who, being duly sworn,

Personally appeared the above named See Wang Kim and Myung Kim

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

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:

Before me:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Calif.

Notary Public for Oregon

My commission expires May 12, 1986

My commission expires:

Wang Kim and Myung Kim

STATE OF OREGON.

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 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

By

Deputy

GRANTOR'S NAME AND ADDRESS

Adger Carlton Roberts and JoAnne Roberts

GRANTEE'S NAME AND ADDRESS

After recording return to:

Adger Carlton & Joanne Roberts  
P.O. Box 403  
Chiloquin, OR 97624

NAME, ADDRESS, ZIP

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

NO CHANGE

NAME, ADDRESS, ZIP

08-10-93A17:45 RCVD

## PARCEL 1:

The West 65 feet of the South 200 feet of the E $\frac{1}{2}$  of the W $\frac{1}{2}$  of the W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

## PARCEL 2:

That portion of the E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of the Sprague River, EXCEPTING THEREFROM that portion deeded to William L. Thurman, et ux in Deed Volume M66, page 9615, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

The West 65 feet of the South 200 feet of the E $\frac{1}{2}$  of the W $\frac{1}{2}$  of the W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH the right to use that certain non-exclusive easement for a roadway for ingress and egress as described in that certain Deed recorded September 6, 1966 in Volume M66, page 8900, Microfilm Records of Klamath County, Oregon.

ALSO TOGETHER WITH a non-exclusive easement and right of way for ingress and egress and access to the Sprague River over and across the East 15 feet of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 35, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of the said Sprague River.

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. Rights of the public and of governmental bodies in and to that portion of the herein described premises lying below the high water mark of Sprague River, and the ownership of the State of Oregon in and to that portion lying below the high water mark thereof.
3. Reservations as contained in instrument recorded in Volume 285, page 391, Records of Klamath County, Oregon, as follows:  
"there is reserved from the lands hereby allotted, a right of way thereon for ditches or canals constructed by the authority of the United States."  
(Affects W $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 35 and other property.)
4. Reservations as contained in instrument recorded in Volume 285, page 394, Records of Klamath County, Oregon, as follows:  
" Subject, however to such rights of way for ditches, canals and reservoir sites for irrigation purposes as may have been reserved by the United States or otherwise."

5. Right of way created by instrument, including the terms and provisions thereof,  
 Recorded: May 28, 1965  
 Volume: 362, page 95, Deed Records of Klamath County, Oregon  
 In favor of: Pacific Power and Light Company  
 For: Pole and wire lines

6. Reservations as contained in Deed recorded April 9, 1964 in Volume 352 at  
 page 236, Deed Records of Klamath County, Oregon, to wit:  
 "Reserving unto the Grantor a 30 foot exclusive easement for roadway over  
 the property herein conveyed for the benefit of the lands of the grantor  
 adjacent on the West."

7. Reservations as contained in Deed recorded September 29, 1966 in Volume M66,  
 page 9615, Microfilm Records of Klamath County, Oregon, to wit:  
 "Reserving unto the Grantor a 39 foot non-exclusive easement for roadway  
 over the South 30 feet and the East 15 feet of the property herein conveyed."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 10th day  
 of Aug. A.D., 19 93 at 11:45 o'clock A.M., and duly recorded in Vol. M93  
 of Deeds on Page 19844.

Evelyn Biehn County Clerk

By Debra L. Needham

FEE \$40.00