

1-1-74

66076

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M93 Page 19945

KNOW ALL MEN BY THESE PRESENTS, That Galen E. Mihm and Loretta G. Mihm, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Joseph Seckora, Jr., and Ardelle M. Seckora, 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:

A portion of Government Lots 21 and 22, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Section line common to Section 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian and on the Westerly right of way line of State Highway 427, said iron pin bearing South 89°41'17" West 646.31 feet from the 1/4 section corner common to Sections 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence South 89°41'17" West along said Section line a distance of 50.95 feet to the East shore of Agency Lake; thence with (See reverse side of this document for continuation of legal description.)

(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 \$ 27,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is a 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 22nd day of August, 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.

Loretta G. Mihm
Loretta G. Mihm
By: Beth Aronoff
Beth Aronoff, Her Attorney-in-Fact

Galen E. Mihm
Galen E. Mihm
By: Beth Aronoff
Beth Aronoff, His Attorney-in-Fact

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

County of Klamath

ss.

On this the 22nd day of August, 19 83 personally appeared Beth Aronoff

who, being duly sworn (or affirmed), did say that S. he is the attorney in fact for Galen E. Mihm and Loretta G. Mihm, husband and wife, and that She executed the foregoing instrument by authority of and in behalf of said principal; and She acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Linda Steele
NOTARY PUBLIC FOR OREGON
My Commission Expires: 7/13/85

(Title of Officer)

After recording return to:

Homer McAllaster
HC 30 Box 115
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

SPACE PROVIDED FOR RECORDER'S USE

day of _____ 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.

By _____ Deputy

the meanders of the East shore of Agency Lake, as follows: North 3°06' West, 194.86 feet, North 16°36' West, 168.00 feet, North 15°41' West, 196.00 feet, North 11°20' West 210.00 feet to a 5/8 inch iron pin; thence leaving the meanders of the East shore of Agency Lake, North 89°15' East 193.15 feet to a 5/8" iron pin on the Westerly right of way line of State Highway 427; thence along the Westerly right of way line of State Highway 427 as follows: South 0°15'30" West 253.54 feet, South 1°10'00" East, 490.17 feet to the point of beginning.

PARCEL 2:

A portion of Government Lots 21 and 22, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 3/4" iron pipe which bears South 89°41'17" West 30.00 feet, from the 1/4 section corner common to Section 6 and 7, Township 35 South, Range 7 East of the Willamette Meridian; thence North 1°40'06" East parallel to the meridional centerline of Section 6 a distance of 768.57 feet to a 5/8" iron pin; thence South 89°43'25" West 587.44 feet to a 5/8 inch iron pin on the Easterly right of way line of State Highway 427; thence along the Easterly right of way of State Highway 427 as follows: South 0°15'30" West 278.22 feet, South 1°10' East, 490.32 feet to a 3/4 inch iron pipe on the South boundary of Section 6; thence leaving the highway right of way, North 89°41'17" East, along the South boundary of Section 6 a distance of 556.31 feet to the point of beginning.

Subject, however, 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 premises herein described lying below the high water mark of Agency Lake.
3. Easement, including the terms and provisions thereof, in favor of the California Oregon Power Company, a California corporation, dated February 27, 1924, recorded May 3, 1924, in Volume 64 at page 76, Deed Records of Klamath County, Oregon.
4. Easement, including the terms and provisions thereof, in favor of William E. Ray and Karen Ray, husband and wife, dated February 11, 1966, recorded May 17, 1967, in Volume M67, page 3680, Deed Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 11th day
of Aug. A.D., 19 93 at 10:52 o'clock A M., and duly recorded in Vol. M93
of Deeds on Page 19945

Evelyn Biehn County Clerk

By Douglas M. Mendenhall

FEE \$35.00