

77198

03-08-94A10:14 RCVD

WARRANTY DEED—TENANTS BY ENTIRETY

Vol 94 Page 7115

KNOW ALL MEN BY THESE PRESENTS, That CARL L. DAWSON

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EDWARD L. HARDEN and ESTHER E. HARDEN, 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:

That portion of Government Lot 26 in Section 4, Township 35 South, Range 7 East of the Willamette Meridian, lying between Chiloquin Secondary Highway No. 422, also known as South Leg of the Chiloquin cut-over on the West and the New Dalles-California Highway No. 97, on the East, containing three and .80 (3.80) acres, more or less.

SUBJECT, HOWEVER, to the reservation of 50% of all minerals in and upon said land, including gas and oil by Amy Jackson as shown by deed dated November 17, 1958 and recorded in Volume 306 at Page 720, deed records of Klamath County, Oregon.

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 \$ 25,000.00

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 8 day of December, 1981; 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)

Carl L. Dawson  
Carl L. Dawson

STATE OF OREGON,

County of Klamath } ss.  
Dec 8 1981

Personally appeared the above named  
Carl L. Dawson

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

Before me:  
(OFFICIAL SEAL) James B. Kalita

Notary Public for Oregon

My commission expires 10-25-82

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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 \_\_\_\_\_

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)

Carl L. Dawson

P.O. Box 277

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Edward L. &amp; Esther E. Harden

1525 McLeod Place

Pomona, CA 91768

GRANTEE'S NAME AND ADDRESS

After recording return to:

Edward L. &amp; Esther E. Harden

4361 E. Mission, #151

Pomona, CA 91766

NAME, ADDRESS, ZIP

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

SAME NO CHANGE

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 8th day of March, 1994, at 10:14 o'clock A.M., and recorded in book M94 on page 7115 or as file/reel number 77198.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Recording Officer

By Pauline M. Nelson Deputy

Fee \$30.00