

06-08-94P01:52 RCYD

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m94 Page 17987

82435

KNOW ALL MEN BY THESE PRESENTS, That August Hauptmann and Juanita Hauptmann, aka Thelma Juanita Hauptmann, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Willard J. Klippel and Betty J. Klippel, 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 Lot 81, CASITAS, Klamath County, Oregon, described as follows: Beginning at a point lying on the SE corner of said Lot 81, and traveling in a Westerly direction along the Southern border of said Lot 81, a distance of 73.5 feet to the Point of Beginning; thence, traveling Westerly along the Southern boundary of said Lot 81 a distance of 45.2 feet; thence, traveling Northerly in a direction perpendicular to the Southern boundary of said Lot 81 a distance of 20 feet; thence, Easterly in a direction parallel to the Southern boundary of said Lot 81 a distance of 45.2 feet; thence Southerly on a line perpendicular to the Southern boundary of said Lot 81 a distance of 20 feet, to the Point of Beginning.

PARCEL 2: A portion of Lot 82, CASITAS, Klamath County, Oregon, described as follows: Beginning at the Southeast corner of said Lot 82 and traveling in a Westerly (for continuation of this document see reverse side of this deed)

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 \$13,500.00. 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 ©, 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 15th day of March, 1977; 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 the corporate seal)

STATE OF OREGON, } ss.
County of Klamath
March 15, 1977

Personally appeared the above named August Hauptmann and Juanita Hauptmann, husband and wife

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

Before me: [Signature] (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 6-13-80

[Signature] August Hauptmann

[Signature] Juanita Hauptmann, aka Thelma Juanita Hauptmann
STATE OF OREGON, County of Klamath,) ss.
March 15, 1977

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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
Willard J. & Betty J. Klippel
7313 91st Ct.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS
After recording return to:
Willard J. & Betty J. Klippel
7313 91st Ct.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP
Willard J. & Betty J. Klippel
7313 91st Ct.
Klamath Falls, OR 97603

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
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 _____ 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

direction along the Southern boundary of said Lot 82 a distance of 73.5 feet to the Point of Beginning; thence, traveling Westerly along the Southern border of said Lot 82 a distance of 45.2 feet; thence traveling in a Northerly direction perpendicular to the Southern boundary of said Lot 82 a distance of 80 feet, to a point that intersects with the Northern border of said Lot 82; thence, traveling in an Easterly direction along the Northern boundary of said Lot 82 a distance of 45.2 feet; thence, traveling in a Southerly direction in a line perpendicular to the Southern border of said Lot 82 a distance of 80 feet, to the Point of Beginning.

- Subject, however, to the following:
1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
 2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 3. Reservations and restrictions, including the terms and provisions thereof, contained in Deed from R. E. Wright and Alice V. Wright, his wife, to Edith R. LaFontaine, an unmarried woman, dated August 3, 1951, recorded August 7, 1951, in Deed Volume 249, page 31, records of Klamath County, Oregon, as follows:
"...reserving unto the grantors, their heirs and assigns, as owners of the other lots in said CASITAS, the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots."
 4. Irrigation laterals and drains as shown on the plat of CASITAS.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 8th day of June A.D. 19 94 at 1:52 o'clock P. M., and duly recorded in Vol. M94 of Deeds on Page 17987.

FEE \$35.00
Evelyn Biehn, County Clerk
By Cassius Nielsen

