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CE 2868

86793 08-25-94A11:11 CVD (WARRANTY DEED) TENANTS BY ENTIRETY Vol. m94 Page 26541

KNOW ALL MEN BY THESE PRESENTS That John G. Feldmann and Marlene A. Feldmann husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Cecil L. Perkins and Patricia J. Perkins, 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 thereto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

PARCEL 1:

A tract of land situated in the SE 1/4 NE 1/4 of Section 10 Township 39 South, Range 9 E.W.M., more particularly described as follows: Beginning at a 5/8 inch iron pin marking the Southeast corner of the NE 1/4 NE 1/4 of said Section 10; thence South 01°12'00" East along the East line of the SE 1/4 NE 1/4 of said Section 10 and along the centerline of Summers Lane a distance of 64.41 feet to the true point of beginning of this description; thence South 87°40'20" West a distance of 30.00 feet to a 5/8 inch iron pin on the Westerly right of way line of Summers Lane; thence continuing South 87°40'20" West along an existing fence line a distance of 333.72 feet to a 5/8 inch iron pin on the Easterly right of way line of the USBR Drain Canal; thence South 26°17'00" West along said right of way line a distance of 655.09 feet to a 5/8 inch iron pin; thence North 88°48'00" East at right angles to the East line of the SE 1/4 NE 1/4 of said Section 10 a distance (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 \$ 155,000.00. However, the actual consideration consists of and includes other property or value given or promised which is the whole or part of the consideration (indicate this) (The sentence between the symbols 0, 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 15 day of March, 1978; 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.

John G. Feldmann
John G. Feldmann

Marlene A. Feldmann
Marlene A. Feldmann

(If executed by a corporation affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
March 15, 1978

Personally appeared the above named John G. Feldmann and Marlene A. Feldmann husband and wife

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-5-79

STATE OF OREGON, County of _____) ss.
_____, 19____
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
GRANTEE'S NAME AND ADDRESS
After recording return to:
Cecil & Patricia Perkins
5416 Athens Street NE
Salem OR 97306
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Same as above
NAME, ADDRESS, ZIP

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.
Recording Officer
By _____ Deputy

of 415.96 feet to a 5/8 inch iron pin; thence North 01°12'00" West parallel with the East line of the SE 1/4 NE 1/4 of said Section 10 a distance of 100.00 feet to a 5/8 inch iron pin; thence North 88°48'00" East a distance of 270.00 feet to a 1/2 inch iron pin on the Westerly right of way line of Summers Lane; thence continuing North 88°48'00" East a distance of 30.00 feet to the East line of the SE 1/4 NE 1/4 of said Section 10 and the centerline of Summers Lane; thence North 01°12'00" West along said line a distance of 489.34 feet to the true point of beginning of this description.
SAVING AND EXCEPTING therefrom the East 30 feet thereof lying within the right of way of Summers Lane.

PARCEL 2:

Beginning at a point which lies 655 feet South and 230 feet West of the Northeast corner of the SE 1/4 NE 1/4 of Section 10 Township 39 South, Range 9 E.W.M.; running thence North 100 feet; thence West 70 feet; thence South 100 feet; thence East 70 feet to the place of beginning, lying in the said SE 1/4 NE 1/4 of Section 10 Township 39 South, Range 9 E.W.M.

ALSO, the Westerly 76 feet of the following described property:

Beginning at a point 5.5 feet South of the Southeast corner of the NE 1/4 NE 1/4 of Section 10 Township 39 S. P. 9 E.W.M.; thence South 50 feet; thence West 2.0 feet; thence North 50 feet; thence East 230 feet to the place of beginning, being situate in the SE 1/4 NE 1/4 of Section 10 Township 39 South, Range 9 E.W.M.

Subject, however, to the following:

1. Acreage and use limitations under provisions of United States statutes and regulations thereunder.
2. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Easement for roadway, including the terms and provisions thereof, as reserved in deed from Peter J. Burgoyne, a single man, to Darrell B. Allsup and Lucille Allsup, husband and wife, dated November 13, 1942, recorded April 13, 1946, Vol. 176, page 297, Deed Records of Klamath County, Oregon, as follows: "Saving and excepting and reserving for roadway purpose a strip of land 20 feet in width adjacent to the Northerly line of property heretofore conveyed to Alta Ruth Tappen and A. R. and Mary Welch." Affects Parcel 1.

STATE OF OREGON COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co the 25th day of Aug A.D., 1994 at 11:17 o'clock A M., and duly recorded in Vol. M94 of Deeds on Page 26541

FEES \$35.00

Evelyn Biehn County Clerk

By Caroline M. Miller