

89283

10-06-94P01:32 RCVD

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

MTC 33472 KR

Vol. m94 Page 31324

This Indenture Witnesseth, THAT RODNEY F. ALLEN and PAULINE H. ALLEN,

hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto

THOMAS PATRICK FENELON III and PHYLLIS Y. FENELON,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

In Township 36 South, Range 10 East of the Willamette Meridian:

Section 3: The NW $\frac{1}{4}$, and the W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$,

Section 4: That part of the SW $\frac{1}{4}$ lying Easterly of the center thread of the Sprague River; the N $\frac{1}{2}$ SE $\frac{1}{4}$, the SE $\frac{1}{4}$ SE $\frac{1}{4}$ and the N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$,

SUBJECT TO: The premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty will be levied for the number of years in which this special assessment was in effect for the land; Rights of the Public in and to any portion of said premises lying within the limits of public roads and highway; Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Sprague River; Agreement executed by Lewis Pankey, recorded June 7, 1924 in Deed Vol. 64 at page 218, Klamath County, Oregon Deed Records; Reservations and Restrictions of record; and to easements and rights of way of record or apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 150,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owner s in fee simple of said premises; that they are free from all incumbrances, except as above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hand s and seal s this 17th day of June 19 74 .

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF OREGON, County of Klamath) ss. June 28, 19 74
Personally appeared the above named Pauline H. Allen

and acknowledged the foregoing instrument to be her

Until further notice send tax statements to Thomas Patrick Fenelon III and Phyllis Y. Fenelon, Sprague River, Oregon

Before me:

voluntary act and deed
Marlene T. Addington
Notary Public for Oregon
My commission expires

Notary Public for Oregon.
My commission expires 3-21-77

After recording return to:

Mountain Title co

STATE OF OREGON,

County of } ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book said County. on page Record of Deeds of

Witness my hand and seal of County affixed.

From the Office of
GANONG, SISEMORE & ZAMSKY
538 Main Street
Klamath Falls, Oregon 97601

Until further notice, mail tax statements to Thomas Patrick Fenelon III and Phyllis Y. Fenelon Sprague River, Oregon

By County Clerk-Recorder
Deputy

ASSETS

31325

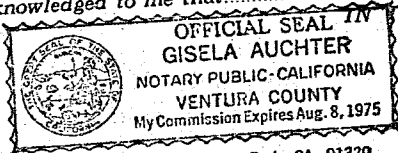
FORM NO. 23 - ACKNOWLEDGMENT
STEVENS-NEES LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON/ CALIFORNIA

County of Ventura

BE IT REMEMBERED, That on this 15th day of JULY, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Rodney F. Allen

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.



TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

Gisela Auchter
Notary Public for California
My Commission expires

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 6th day of Oct A.D., 1974 at 1:32 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 31324 Evelyn Biehn County Clerk By Denise Miller

FEE \$35.00

do hereby certify that the within instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 6th day of October, 1974, at 1:32 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 31324.

Witness my hand and seal of Office this 6th day of October, 1974.

Notary Public for Oregon
My Commission Expires

STATE OF OREGON
County of
I hereby certify that the within instrument was duly recorded in the office of the County Clerk of Klamath County, Oregon, on the 6th day of October, 1974, at 1:32 o'clock P.M., and duly recorded in Vol. M94 of Deeds on Page 31324.