

## WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That JAMES J. GLESSNER, hereinafter called the Grantor, for the consideration hereinafter stated to the grantee paid by RODNEY TODD and LYNAN TODD, hereinafter called the Grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by entirety, their heirs, survivors and 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:

The SW 1/4 NW 1/4 of Section 26; and the SE 1/4 NE 1/4 of Section 27, Township 38 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

Subject to the following:

Right of way, subject to the terms and provisions thereof, for Fishhole Road, as disclosed by deed recorded May 29, 1960 in Deed Volume 321 at page 453, in favor of United States Department of Interior - Forest Service. (Affects a portion of Section 26)

The effect, if any, of an Affidavit from the Klamath County Court, dated November 10, 1961 and recorded January 10, 1962 in Book 335, page 47 Deed Records of Klamath County, Oregon.

The effect, if any, of a Certification from the Forest Service of the United States Department of Agriculture dated April 3, 1962 and recorded April 16, 1962 in Book 336, page 571 Deed Records of Klamath County, Oregon.

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.

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 those assumed by grantees, 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 \$30,000.00. 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.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, the grantor has executed this instrument this 21st day of September, 1987.

  
JAMES J. GLESSNER

STATE OF OREGON )  
 ) ss.  
 County of Klamath)

On this 21<sup>st</sup> day of September, 1987, personally appeared James J. Glessner, and acknowledged the foregoing instrument to be his voluntary act and deed.

Kristi L. Redd  
 Notary Public for Oregon  
 My Commission expires: 11/16/87

Seller's name and address:

James J. Glessner

NC 63 Box 564B  
Chiloquin, OR 97624

After recording return to:

Mountain Title Company  
 407 Main Street  
 Klamath Falls, OR 97601

Buyer's name and address:

Rodney Todd  
 Lynan Todd

625 Pacific Terrace  
Klamath Falls, OR 97601

Mail tax statements to:

Rodney Todd  
 Lynan Todd

same - no change

STATE OF OREGON )  
 ) ss.  
 County of Klamath )

for  
 recorder's  
 use

I certify that the within instrument was received for record on the 19th day of October, 1985, at 11:22 o'clock A.m., and recorded in book/reel/volume No. M95 on page 28548 or as document/fee/file/instrument/microfilm No. 7856, Record of Deeds of said County.

Bernetha G. Letsch Co Clerk  
 Name

Title

By Annette Mueller

Fees: \$35.00