

Escrow 5383

1-1-74

10498

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 495 Page 33953

KNOW ALL MEN BY THESE PRESENTS, That **Phillip A. Harbin, Jr. and Margaret L. Harbin, husband and wife,**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **Dan H. Kinsman** 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: A tract of land situated in the NE 1/4 of Section 10, Township 41 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a 5/8-inch iron pin on the North line of said Section 10, said pin situated South 89° 18' 00" East 299.24 feet from the North one-quarter corner of said Section 10; thence South 11° 06' 10" East 610.36 feet; thence South 09° 36' 40" East 594.00 feet; thence South 22° 57' 50" East 814.80 feet; thence South 44° 26' 40" East 1055 feet, more or less, to the South line of the NE 1/4 of said Section 10; thence Easterly along said South line 137 feet, more or less, to the Westerly line of the Van Brimmer Ditch; thence North-westerly along the said Westerly line 2990 feet, more or less, to the North line of said Section 10; thence North 89° 18' 00" West 250 feet, more or less to the point of beginning, with bearings based on Survey No. 1215, as recorded in the office of the Klamath County (for continuation of this deed see reverse side of this document)

(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 \$ **45,000.00**

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ①, 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 1st day of October, 1980; 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.

Phillip A. Harbin, Jr.
Phillip A. Harbin, Jr.

Margaret L. Harbin
Margaret L. Harbin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
October 1, 19 80

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.

Personally appeared the above named Phillip A. Harbin, Jr. and Margaret L. Harbin, husband and wife

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

Kristi L. Garrison
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 6/19/83

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Phillip A. Harbin Jr.
P.O. Box 305
Merrill, OR 97633
GRANTOR'S NAME AND ADDRESS

Dan H. Kinsey
6340 Tingley Lane
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording refer to:
Dan Kinsman
40 Linda Kinsman
P.O. Box 7580
Klamath Falls, OR, 97601
NAME, ADDRESS, ZIP

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

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/reel/volume No. _____ on page _____ or as document/tee/file/instrument/microfilm No. _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE
By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

95 DEC 13 AM 12:7

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33954

Surveyor.

Subject, however, to the following:

1. The assessment roll and the tax roll disclosed that the premises herein described have been specially assessed as Farm Use Land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Basin Improvement District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment of Klamath Irrigation District.
4. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the 13 day
of Dec. A.D., 19 95 at 11:27 o'clock P. M., and duly recorded in Vol. M95
of Deeds on Page 33953

FEE \$35.00

Bernetha G. Letsch, County Clerk

By Cheryl Russell