

10527

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 493 Page 33990

KNOW ALL MEN BY THESE PRESENTS, That Theodore Stanke and Mildred T. Stanke, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard A. Wells and Diane E. Wells, 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

Lot B as shown on the Plat of Chiloquin Acres, filed May 21, 1927, in Klamath County, said subdivision was vacated by order signed December 14, 1951, in the County of Klamath, State of Oregon.

PARCEL 2

A parcel of real property located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 34, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

(For continuation of this document, see reverse side of this deed.)

(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 \$30,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 23rd day of January, 1979; 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 corporate seal)

Theodore Stanke
Theodore Stanke
Mildred T. Stanke
Mildred T. Stanke

STATE OF OREGON, } ss.
County of Klamath }
January 23, 1979

Personally appeared the above named Theodore Stanke and Mildred T. Stanke, 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

STATE OF OREGON, County of ss.
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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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

T + M Stanke

GRANTOR'S NAME AND ADDRESS

Wells
P.O. Box 1794
Klamath Falls, Or. 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Falini
P.O. Box 1794
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Falini
P.O. Box 1794
Klamath Falls, OR. 97601

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.

SPACE RESERVED FOR RECORDER'S USE

Recording Officer
By Deputy

5350 1.98

33991

Beginning at a 2 inch iron pin being the Northwest corner of the SW $\frac{1}{4}$ of said Section 34; thence South 89° 40' East a distance of 345 feet; thence South 23° 03' East along the West boundary of West Chocktoot Street, a distance of 200 feet, more or less, to the North boundary line of Forest Ave. (now vacated); thence Westerly along the North boundary line of the said Forest Ave. (now vacated) 410 feet, more or less, to the Southwest corner of Lot 4, Block 1, Chiloquin Acres, vacated; thence Northwesterly along the West line of said vacated Block 1, a distance of 100 feet, more or less, to the West line of Section 34; thence North along the West line of Section 34 to the point of beginning.

Subject, however, to the following:

1. City Liens, if any, due the City of Chiloquin.

2. An easement created by instrument, including the terms and provisions thereof,

Dated : December 5, 1966

Recorded : December 7, 1966

In favor of : Pacific Power and Light Company, a corporation

For : Electric transmission and power lines over and across subject property.

(Affects Parcel 2)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Diane Wells the 13th day
of December A.D., 19 95 at 1:31 o'clock P M., and duly recorded in Vol. M95
of Deeds on Page 33990

FEE \$35.00

Bernetha G. Letsch, County Clerk
By Cheryl Russell