## 21183

-16

## Vol.m96 Pag 20603 WARRANTY DEEL TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That. Byron B. Rosencrans and Linda K.

Rosencrans, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dennis W. Taylor and Diana L. Taylor , 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 parcel of land situate in the N2 of the NE2 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North right of way line of the County Road which lies South 890 33' West a distance of 1234 feet and North 0° 28' West a distance of 30 feet from the iron axle which marks the Southeast corner of the NE4 of the NE4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, and running thence South 890 33' West along the Northerly right of way line of the County Road a distance of 126.3 feet to a point; thence North 0° 27' West a distance of 276.3 feet to a point; thence North 89° 33' East a distance of 126.3 feet to a point; thence South 0° 27' East a distance of 276.3 feet, more or less to the point of beginning, in the W2 of the NE1 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Subject, however, to the following: (continued on reverse)

(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. 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 \$ 40,000.00

However, the actual consideration consists of or includes other property or value given or promised which is consideration (indicate which).<sup>()</sup> (The sentence between the symbols<sup>()</sup>, 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 24th day of May 1982;

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. Rosencra Ð. non

(If executed by a corporation, affix corporate seal)

71:5

STATE OF OREGON, Klamath County of ..., <u>19</u>. 82 May 24

Personally appeared the above named. Bynon B. Rosenbrans and Linda K. Rosencrans

COFFICIAL TO State

My commision expires al (

ment to be the in the in voluntary act and dood.

TRADUCTER STREET

And acknowledged the foregoing instru-

stid.

STATE OF OREGON, County of Personally appeared .....and

Byron B. Rosencrans

.....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 allized to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-halt 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

(OFFICIAL SEAL)

Dincian

Notary Public for Oregon My commission expires:

Byron B. and Linda K. Rosencrans survey por for thised Stars STATE OF OREGON. SS. LOT BY PR TITLE County of ..... Cauvie News and applied and The estraph C opurt -Dennis W., and Diana L. Taylor CEATE OF KING ALL COMMENT Was received for record on the ITERATION SECRED 11338 o. The Energy of Created by TOPTING CONTRACTION OF CORRECTED STOCK. M., and recorded TURNERSY GRANTEE'S NAME AND ADDRESS SPACE RESERVED in book/reel/volume No.....on Aligerecoding relation of Diana Lett Taylor These are ascessment, of Alumitit? Dicor for print page or a document/tee/file/ 7005 Henley Rd. Record of Deeds of said county. MTKiamath Fails of ORM 0760 Source of M domsha. Witness my hand and seal of NAME, ADDRESS, ZIP PLOD OL 415 HOL County affixed. Until a change is requested all tax states ents shall be sent to the following address SAME - NO CHANGE NAME TITL 经常的 By ... ..... 3ehut3 NAME. ADDRESS. ZIP

-1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets a roads or highways	
2. The Dramises herein described are while and the state	
2. The premises herein described are within and subject to the statutory powers, incling the power of assessment, of Klamath Project and Klamath Irrigation District.	lud-
3. An Easement created by instrument, including the terms and provisions thereof, Recorded: March 25, 1929 Volume: 85 page 467 Deed Records of Vieweti 6	
Volume: 85, page 467, Deed Records of Klamath County, Oregon In favor of: The Pacific Telephone and Telegraph Company For Pole line.	
4. Waiver of riparian rights granted to the United States of America by conveyance executed by S.S. Henley, recorded November 3, 1906, Volume 21, page 392, Deed Records of Klamath County, Oregon	
5. Beal Estate Contract, including the terms and provisions thereof Dated: March 10, 1975 Recorded: March 20, 1975	
Volume: M75 Dage 3180 Microfilm Pocondo of Volume to the state	
Vendee: Byrch B. Rosencrans and Linda K. Rosencrans, husband and wife	
Terestary applied the meril and the second	
STATE OF OREGON: COUNTY OF KLAMATH : 55.	
Filed for record at request of	
of July A.D., 19 96 at 11:56 o'clock A M., and duly recorded in Vol. M96	day ,
Bernetha G. Letsch, County Clerk	
PEE USS.00	
- required in a definit fundicate velocity. (The severe between the second "Martine Second and the first second and where the context is requires, the sublidier is the second second and where the context is requires, the sublidier is the second	
guater will several and extract detend the said premess and every part and marking a several property and every a function of except these claiming such the above every several and detended on the consideration paid for the transfer stated as proved the formation of a first several consideration paid for the induce state property as well.	•
And grantes he she concerned to and with crantee, and mental the formal reaction of the second in the character from the above greated means the formal reaction of the case of this deed and those apparents upon the first second in the secon	:
Fo How and in Hold the above described and granted premises anto the V of second se	
Subject, havever, to be following: (continued on reverse)	
point: there words $09.27$ West a distance of 276.3 feet to a contract fast a distance of 126.3 feet to a point: thence Borth $09.27$ words of 126.3 feet to a point: there Borth $09.27$ words of the point of beginning. In the Wi of the line of the point of beginning, in the Wi of the line of the Williamotte Maridian, Klamath Contractions of 20.50 for the Williamotte Maridian, Klamath Contractions.	· - 2
harden grunt, bargene, sell and convey unto the grantee, as incovering the analysis of the analysis and convey unto the grantee, as incovery of any asymptotic as assigned to be completely, with the renoments, her differences and asymptotic as perturbing, shorted in the County of Klankuth	•
Rosoncruns, summers of all's hereinative could the convincention hereinalise sized to the gravity of the provident faylor and Diama J. Taylor , here the consideration hereinalise sized of a desired of the constant Taylor and Diama J. Taylor	•
TTOW UT MEN BY THESE PRESENTS, That Byron B. Rosadovicas of the and	
MAREANIT DEED-TENANIS DY ENTINGLY THE ALL ALL ALL ALL ALL ALL ALL ALL ALL AL	
1954 He 320-19672011 2012 (1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	

**U** 

20604

1

B J

<

1.1

KARL ATTREES

Continued from page 1