

NA

22857

WARRANTY DEED — TENANTS BY ENTIRETY

Vol. M96

Page 24306



KNOW ALL MEN BY THESE PRESENTS, That

Walton H. Reeve and Betty J. Kurtz

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Tim R. Cramblit & Cynthia A. Cramblit, 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:

See Exhibit "A" for legal description

NOTE: This deed is to correct the legal description in Deed recorded June 11, 1996 in Volume M96 page 17004, and re-recorded July 15, 1996, in Volume M96 page 20879, Deed Records of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the 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: SUBJECT TO: Reservations and restrictions of record, rights of way and easements of record and those apparent upon the land, contracts and/or liens for irrigation and drainage, and that grantor will warrant and forever defend the 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 \$42,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 22nd day of July, 1996; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Walton H. Reeve
Betty J. Kurtz

STATE OF OREGON, County of Washington, ss.

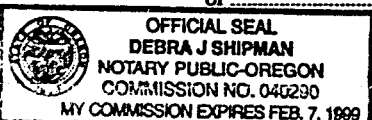
This instrument was acknowledged before me on July 30, 1996 by Betty J. Kurtz

This instrument was acknowledged before me on , 19 ,

by

as

of



Debra J Shipman
Notary Public for Oregon
My commission expires 2-7-99

STATE OF OREGON,

COUNTY OF Tillamook, ss.

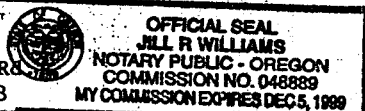
BE IT REMEMBERED, That on this 6th day of August, 1996, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named

Walton H. Reeve

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.

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

Send Tax Statements to
and Return to
Tim R. Cramblit
37546 Wallace Creek Rd
Springfield, OR 97478



Jill R Williams
Notary Public for Oregon
My Commission expires 12-5-99

EXHIBIT "A"

The following described real property situate in Klamath County, Oregon:

A tract of land situated in the SW $\frac{1}{4}$ of Section 17, Township 24 South, Range 7 E. W. M., being unplatted Lots 4 through 16 of Balducci Acres, the Street designated Balducci Place and a metes and bounds parcel adjacent to and Southerly of said Lot 8, all being described as follows:

Beginning at the Brass cap monument marking the center 1/4 corner of said Section 17; thence N. 89°22'48" W. along the North line of said SW $\frac{1}{4}$ a distance of 1568.94 feet to the beginning of a curve; thence along the arc of a 180 foot curve to the left a distance of 162.65 feet to a point; thence S. 36°54'09" W. a distance of 35.10 feet to a point on the Northeasterly right-of-way line of Highway #58; thence S. 53°05'51" E. along said right-of-way a distance of 60.0 feet; thence N. 36°54'09" E. a distance of 35.10 feet; thence along the arc of a 120 foot radius curve to the right a distance of 108.43 feet; thence S. 89°22'48" E. a distance of 284.37 feet; thence S. 89°22'48" E. a distance of 148.7 feet; thence along the arc of a 345 foot radius curve to the right a distance of 141.59 feet; thence along the arc of a 345 foot radius curve to the right a distance of 75.72 feet; thence S. 53°05'51" E. a distance of 138.74 feet to the most Northerly corner of said Lot 4; thence S. 36°54'09" W. a distance of 205.0 feet; thence S. 53°05'51" E. a distance of 958.42 feet to the Southwesterly corner of Lot 8; thence S. 36°54'09" W. a distance of 250 feet to the Northeasterly right-of-way of Highway #58; thence along said right of way S. 53°05'51" E. a distance of 400 feet, more or less, to the East line of said SW $\frac{1}{4}$ of Section 17; thence N. 0°47'27" E. along said East line a distance of 1400 feet, more or less to the point of beginning. LESS AND EXCEPTING that portion lying within the right-of-way of Crescent Cut-off Road.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 8th day
of August A.D., 19 96 at 3:23 o'clock P M., and duly recorded in Vol. M96
of Deeds on Page 24306.

FEE \$35.00

Bernetha G Letsch, County Clerk

By Cheryl Russell