

24640

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 996 Page 28255

KNOW ALL MEN BY THESE PRESENTS, That

JEFFREY K. RANDALL AND SHANNON R. RANDALL, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JACKIE W. WEGNER AND SHERI L. WEGNER, 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:

Being a portion of Section 17, Township 40, Range 8 E.W.M.

more particularly described on Exhibit "A" attached

SEP -9 P1:23

*** prohibiting the permit grantee and successors in interest from dividing the property or filing complaint concerning accepted resource management practices that may occur on nearby lands devoted to commercial resource use.

(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 reservations, restrictions and rights of way of record, AND Restrictive Covenant per CUP 48-96 AS ABOVE ***

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 \$10,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30 day of August, 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.

Jeffrey K. Randall

Shannon R. Randall

STATE OF OREGON, County of Clackamas, ss.

This instrument was acknowledged before me on August 30, 1996,

by

This instrument was acknowledged before me on _____, 19____,

by

as



Mary Ronning
Notary Public for Oregon

Jeffrey K. Randall et ux

Grantor's Name and Address

Jackie W. Wegner et ux

P.O. Box 2

Keno, Or. 97627

Grantee's Name and Address

Jackie W. Wegner

P.O. Box 2

Keno, Or. 97627

After recording return to (Name, Address, Zip):

Until requested otherwise send all tax statements to (Name, Address, Zip):

Jackie W. and Sheri L. Wegner

P.O. Box 2 Keno, Or. 97627

SPACE RESERVED
FOR
RECORDER'S USE

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 _____ and/or as fee/file/instrument/microfilm/reception No. _____, Record of Deeds of said County.

Witness my hand and seal of County affixed.

By _____, Deputy

EXHIBIT "A"

DESCRIPTION OF PROPERTY

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

A Tract of land situated in Section 17, Township 40, South Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the Keno-Worden Highway, more particularly described as follows:

Commencing at the point of beginning of Parcel No. 12 conveyed to O'Connor Livestock Company, an Oregon Corporation, by Deed recorded in Volume 298 at page 299. (Said Parcel No. 12 being described at pages 301 and 302 of said Deed Record) and described therein as being on the West line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 17, distant 927.0 feet from the Southeast Corner of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 17; thence, East along the North Boundary of said Parcel No. 12 a distance of 534.0 feet to the most Southeasterly Corner of Parcel No. 1 conveyed to Theodore Buckingham and Monniette Buckingham, husband and wife, by Deed recorded in Volume 325 at page 460 of Klamath County, Oregon Deed Records which said corner is THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; thence, continuing East along the North Boundary of said Parcel 12 to the Westerly Right of Way Boundary Line of the Keno-Worden Highway; thence, Northerly along said Westerly Right of Way Boundary Line of the Keno-Worden Highway to its intersection with the South Boundary Line of the Tract of Land containing the Calmes Family House and approximately 4.4 acres upon which it is situated as shown in Map of Survey made by Julian Ager, Registered Oregon Land Surveyor, for Tom Calmes, dated November 20, 1965 and filed in the office of the Klamath County Survey on February 23, 1966 as Survey No. 1080, being described therein as a Tract of Real Property adjacent to that Tract of Land recorded in Volume 350 at page 490 of Deed Records of Klamath County, Oregon; thence, North 89°36'30" West along said South Boundary line of said Calmes Family House Tract 306.38 feet to the Southwest Corner of said Parcel; thence, North 32°31' East along the Westerly Boundary Line of said Calmes Family House Tract 211.48 feet to said Westerly Right of Way Boundary Line of the Keno-Worden Highway; thence Northwesterly along said Right of way Boundary Line to the Boundary line of said Parcel No. 1 recorded in Volume 325 at page 460 of Klamath County Deed Records; thence South 19°22' West along said Boundary Line of said Parcel No. 1 a distance of 515.64 feet (by Deed) measures 515 feet, more or less, to its intersection with the North Boundary Line of said Parcel No. 12 and the TRUE POINT OF BEGINNING OF THIS DESCRIPTION.

159536/K-42586

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Sheri L. Wagner the 9th day
of September A.D., 19 96 at 1:23 o'clock PM., and duly recorded in Vol. M96
of Deeds on Page 28255

Bernetha G Letsch, County Clerk

By Cherry Russell

FEE \$35.00