

27336

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 196 Page 33810

KNOW ALL MEN BY THESE PRESENTS, That Wendell P. Sperling and Sherry L. Sperling, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Frederic Schildmeyer and Roberta Schildmeyer, 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:

The real property shown on Exhibit A attached hereto and made a part hereof.

This deed is given to correct the description in that certain unrecorded deed dated November 10, 1975, from the above grantors to the above grantees, which said deed is held in escrow at First National Bank of Oregon, Klamath Falls, Branch.

(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. as of November 10, 1975;

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 \$81,200.00. ~~Whereby, 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 ©, 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 24 day of May August, 1977 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)

X Wendell P. Sperling  
X Sherry L. Sperling  
8-24-77

STATE OF OREGON, } ss.  
County Klamath

May August 24, 1977.

Personally appeared the above named Wendell P. & Sherry L. Sperling and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL) J. M. Selway  
Notary Public for Oregon  
My commission expires:

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.

Before me:

7-7-81  
Notary Public for Oregon  
My commission expires:

(SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard R. Charlotte D. Dodge  
Rt 5 Box 146X  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

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

no change

NAME, ADDRESS, ZIP

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.

Record of Deeds of said County.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

PARCEL 1: Lots 6, 7 and 8 of Section 30, Township 37 South, Range 9 East of the Willamette Meridian.

PARCEL 2: All that portion of Lot 2 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, between the Westerly boundary of the County Road, at one time the Dalles-California Highway, as the same is now located and constructed, and the meander line which marks the Westerly boundary of said Lot 2, SAVING AND EXCEPTING THEREFROM that certain tract as conveyed to Richard J. Conroy by deed dated April 26, 1937, recorded in Volume 109, page 19, Deed Records of Klamath County, Oregon.

PARCEL 3: All that portion of Lot 4 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, between the Northerly boundary of the County Road, at one time the Dalles-California Highway, as the same is now located and constructed, and the meander line which marks the Northerly boundary of the said Lot 4.

PARCEL 4: All that portion of Lot 5 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, between the Northwestern boundary of the County Road, at one time the Dalles-California Highway, as the same is now located and constructed, and the meander line which marks the Northwestern boundary of said Lot 5, SAVING AND EXCEPTING THEREFROM that certain tract conveyed to J. J. Wissenback by deed dated December 28, 1935, recorded in Book 107, page 443, Deed Records of Klamath County, Oregon.

PARCEL 5: All of Lots 7 and 8 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, SAVING AND EXCEPTING THEREFROM that certain tract as conveyed to Emanuel Nedvidek by deed dated October, 1928, recorded in Volume 81, page 278, Deed Records of Klamath County, Oregon.

PARCEL 6: Lot 12, Section 31, Township 37 South, Range 9 East of the Willamette Meridian.

PARCEL 7: Lots 9, 10, 11 and 13 of Section 31, Township 37 South, Range 9 East of Willamette Meridian.

PARCEL 8: All of those portions of Lots 6 and 8 of Section 25 and Lots 1, 2 and 3 of Section 36, Township 37 South, Range 8 East of the Willamette Meridian, which lie Easterly from the Easterly boundary of the right of way of the Oregon Eastern Railway (Southern Pacific Railway).

All of those portions of Lots 1 and 5 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian, which lie easterly from the Easterly boundary of the right of way of Oregon Eastern Railway (Southern Pacific Railway) SAVING AND EXCEPTING THEREFROM that certain tract heretofore conveyed to Leonard Hamilton by deed dated March 16, 1940, recorded in Volume 128, page 279, Deed Records of Klamath County, Oregon, AND ALSO EXCEPTING THEREFROM those certain parcels deeded to the State of Oregon, by and through its State Highway Commission by Robert E. Graham, et al., dated April 11, 1940, recorded April 29, 1940, and T. B. Watters, et ux., dated August 2, 1941, recorded August 15, 1941, in Volume 129, page 21 and Volume 140, page 349, respectively, Deed Records of Klamath County, Oregon.

PARCEL 9: All that portion of Lot 8 of Section 31, Township 37 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point in the Section line between Sections 30 and 31 of said Township and Range, which marks the northerly boundary of said Lot 8, and from which the meander corner between the said sections bears North 88°03' East 115.6 feet distant, and running thence South 88°03' West along the said Section line 680.2 feet, more or less, to the northwesterly corner of the said Lot 8; thence South 1°16' West along the westerly boundary of the said Lot 8, 795.7 feet; thence North 88°03' East and parallel with the northerly boundary of the said Lot 8, 978.6 feet; thence North 19°39½' West 834 feet, more or less, to the said point of beginning.

SAVING AND EXCEPTING THEREFROM the following described tracts:

A piece or parcel of land situate in Lot 6, Section 30, Township 37 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the meander corner of the Westerly boundary of Section 30, Township 37 South, Range 9 East of the Willamette Meridian, from which the northwest corner of said section bears North 1°17' East 1803.1 feet distant; thence South 0°33' West along the Westerly boundary of said Section 30, 460.6 feet; thence East 283.0 feet, more or less, to the meander line; thence North 31°10' West along the meander line 538.3 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM a piece or parcel of land situate in Lots 1 and 5, Section 25, Township 37 South, Range 8 East of the Willamette Meridian, being more particularly described as follows:

All those portions of Lots 1 and 5, Section 25, Township 37 South, Range 8 East of the Willamette Meridian lying Northerly and Easterly from the center-line of Klamath County Road No. 698 (Original Dalles-California Highway) as the same is presently located and constructed.

EXCEPTING THEREFROM a parcel of land situated in Lots 1 and 5 of Section 25, Township 37 South, Range 8 East of the Willamette Meridian and being more fully described as follows:

Beginning at the meander corner on the Easterly boundary of the said Section 25, Township 37 South, Range 8 East of the Willamette Meridian from which the Northeasterly corner of the said Section 25 bears North 1°17' East, 1507.4 feet distant, and running thence South 0°33' West along the said Easterly boundary of the said Section 25, 460.6 feet; thence West 466.6 feet, more or less, to the point in the Easterly boundary of the right of way of the relocated Dalles-California Highway, as the same is now established and staked on the ground; thence Northerly along the said right of way boundary 1515 feet, more or less to its intersection with the Westerly boundary of the right of way of the original Dalles-California Highway as the same is now located and constructed; thence Southeasterly along the last mentioned right of way boundary 1185 feet, more or less, to its intersection with the said Easterly boundary of the said Section 25; thence South 1°17' West 5 feet, more or less, to the said point of beginning.

SAVING AND EXCEPTING that portion thereof conveyed to State of Oregon, by and through its State Highway Commission by deed recorded January 28, 1942, Volume 144, page 481, records of Klamath County.

ALSO RESERVING AND EXCEPTING from said property a parcel of land 25 feet in width, being 12½ feet on each side of the following described center line:

Beginning at a point in the line marking the Easterly boundary of said Section 25, from which the above mentioned meander corner bears North 0°33' East 176.4 feet distant and running thence; North 27°39' West 597.7 feet; thence North 26°20' West 222.8 feet; thence West 125.4 feet, more or less, to a point in the above mentioned Easterly boundary of the right of way of the relocated Dalles-California Highway as the same is now established and staked upon the ground.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title Co. the 25th day of October A.D., 19 96 at 3:05 o'clock P. M., and duly recorded in Vol. M96 of Deeds on Page 33810.

FEE \$40.00

Bernetha G. Letsch County Clerk

By Kathleen Ross