

1-1-74

54454

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Carl Ewing and Elma Ewing,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert E. Ewing and Alice M. Ewing, 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:

Beginning at an iron pin on the Southerly right of way line of Ezell Avenue which lies North 1°12' West along the Section line (which is the center line of Summers Lane) a distance of 948.4 feet and South 89°40' West along the Southerly right of way line of Ezell Avenue a distance of 270 feet from the iron point which marks the Southeast corner of the NE 1/4 of the NE 1/4 of Section 10, Township 39 South, Range 9 East, Willamette Meridian, and running thence: Continuing South 89°40' West along the Southerly right of way line of Ezell Avenue a distance of 181.2 feet to an iron pin which lies on the Easterly right of way line of the United States Reclamation Service Drain; thence South 30°38' East along the Easterly right of way of the United States Reclamation Service Drain a distance of 288.3 feet to an iron pin; thence North 89°40' East a distance of 39.5 feet to an iron pin; thence North 1°12' West a distance of 249 feet, more or less, to the point of beginning, said tract being in the NE 1/4 of the NE 1/4 (for continuation of this legal description 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 \$11,700.00. 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 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 15th day of July, 1976; 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.

Carl Ewing
Carl Ewing

Elma Ewing
Elma Ewing

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
July 15, 19 76

Personally appeared the above named Carl Ewing and Elma Ewing, 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 3-19-77

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Carl Ewing & Elma Ewing
4018 Ezell Avenue
Klamath Falls, OR 97603

GRANTOR'S NAME AND ADDRESS

Robert E. Ewing & Alice M. Ewing
4016 Ezell Avenue
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

Robert E. Ewing & Alice M. Ewing
4016 Ezell Avenue
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Robert E. Ewing & Alice M. Ewing
4016 Ezell Avenue
Klamath Falls, OR 97603

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.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

54454

7823

of Section 10, Township 39 South, Range 9 East, Willamette Meridian, in Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Robert E. Ewing the 11th day
of March A.D., 19 98 at 9:54 o'clock A. M., and duly recorded in Vol. M98,
of Deeds on Page 7822.

Bernetha G. Letsch, County Clerk

FEE **\$35.00**

By Kathleen Ross