

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That

JEAN S. BAILEY

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Felicisimo E. Visico and Gertrudes S. Visico, 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 North half of the Southeast quarter and the South half of the Northeast quarter of Section 19, Township 35 South, Range 12 East of the Willamette Meridian in the County of Klamath and State of Oregon.

Subject, however, to the following:

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet payable.
2. The rights of the public in and to that portion of the above property lying within the limits of public roadways.
3. Reservations and restrictions as contained in Deed of Tribal Property recorded in Volume 353, Page 611, Klamath County Deed Records stated as follows:

"Sale subject to 60-foot right of way for Indian Service Road No. S-55, approved by M. M. Zollar, Superintendent, Klamath Agency, Oregon, pursuant (For continuation of this document, see reverse side of this deed.)

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.

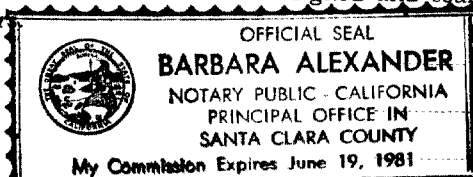
The true and actual consideration paid for this transfer, stated in terms of dollars, is \$36,000.00

~~However, 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 ①, 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 19 day of October, 1979; 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)



STATE OF OREGON, CALIFORNIA } ss.
County of SANTA CLARA }
October 19, 1979.

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and

Personally appeared the above named

Jean S. Bailey

and acknowledged the foregoing instrument to be her voluntary act and deed.

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)

Before me:

Barbara Alexander

Notary Public for Oregon CALIFORNIA

My commission expires 6-19-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Jean Bailey
4046 Greensprings Drive
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Felicisimo & Gertrudes Visico
345 Atlantic Drive
Rio Vista, CA 94571

GRANTEE'S NAME AND ADDRESS

After recording return to:

Felicisimo & Gertrudes Visico
345 Atlantic Drive
Rio Vista, CA 94571

NAME, ADDRESS, ZIP

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

Felicisimo & Gertrudes Visico
345 Atlantic Drive
Rio Vista, CA 94571

NAME, ADDRESS, ZIP

AMERITITLE has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

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

to the provisions of the Act of February 5, 1948, (62 Stat. U. S. C. 323-328); Public Law 587, August 13, 1954 (68 Stat. 772, Section 17); and Departmental Regulations (25 CFR 161, 22 FR 248), and subject to prior valid existing right or adverse claim.

Title to the above-described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or right of way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed or used for or by the United States (Dept. Instr., January 13, 1916, 44 L. D. 513)."

4. Reservations of all subsurface rights, as contained in Document recorded April 3, 1979, in Volume M79, Page 7227, Klamath County Micro-film Records.

Grantor retains a 60 foot wide non-exclusive meandering roadway easement access to the county road through the South half of the Southeast quarter for mining, timbering and agriculture and all other roadway purposes.