



WARRANTY DEED—TENANTS BY ENTIRETY



KNOW ALL MEN BY THESE PRESENTS, That Lloyd V. Howard and Letha Waive Howard, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Glenn M. Howard and Gloria A. Howard, 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:

PARCEL 1: That part of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 8, Township 40 S., R. 8 E.W.M., lying Southwesterly of the Keno Worden Highway, EXCEPTING that part described in Deed Volume 60, Page 344.

PARCEL 2: That part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 17, Township 40 S., R. 8 E.W.M., lying Southwesterly of the Keno Worden Highway, EXCEPTING a strip of land 60 feet wide along the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 17. The East line of said 60 foot strip to be the East line of said NW $\frac{1}{4}$ NW $\frac{1}{4}$.

Subject, however, to the following:

1. 1978-79 real property taxes which are now a lien but not yet payable.
2. Agreement, including the terms and provisions thereof, recorded August 8, 1945, in Deed Book 175, Page 531, involving irrigation right.
3. Agreement, including the terms and provisions thereof, recorded (For continuation of this document, 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 \$35,000.00

~~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 \textcircled{H} , 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 31st day of July, 1978; 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)

Lloyd V. Howard
Letha Waive Howard

STATE OF OREGON,
County of Klamath } ss.
July 31, 1978

Personally appeared the above named Lloyd V. Howard and Letha Waive Howard, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-19-81.

STATE OF OREGON, County of) ss.
1978

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 _____

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Glenn Howard
14390 Keno Worden Rd
Klamath Falls, OR 97601

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

Terry Porock
14390 Keno Worden Rd
Klamath Falls, OR 97601

STATE OF OREGON,
County of) ss.

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

December 22, 1931, in Deed Book 96, Page 540, in favor of The California Oregon Power Co. for release from damages by reason of the regulation and/or control of water level of Upper Klamath Lake and/or Klamath River.

4. Easement, including the terms and provisions thereof, dated June 10, 1930, recorded December 22, 1930, in Deed Volume 96, Page 441, in favor of The California Oregon Power Co. for raising and/or lowering the water level of Klamath River.

5. Agreement, including the terms and provisions thereof, recorded July 14, 1948, in Deed Book 222, Page 435, from the United States of America to supply 7.7 acres in the NW $\frac{1}{4}$ NW $\frac{1}{4}$, Section 17, with irrigation water.

6. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.