

EOB

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



MARDOCK, WILLIAM S
P.O. BOX 1801
JULIAN, CA. 92036-1801
Grantor's Name and Address

2009-009578

Klamath County, Oregon



00069401200900095780020024

07/14/2009 11:30:02 AM

Fee: \$26.00

SPACE RESE
FOR
RECORDER!

SAME
Grantee's Name and Address

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

SAME

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

SAME

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL BY THESE PRESENTS that WILLIAM S. MARDOCK AKA WILLIAM S. MARDOCK

hereinafter called grantor, for the consideration hereinafter stated, to grantor paid by WILLIAM S. AND EVELYN J. MARDOCK
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 in any way appertaining, situated in KLAMATH County, State of Oregon, described as follows, to-wit:

SEE ATTACHMENT

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

To Have and to Hold the same 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 (if no exceptions, so state):

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 \$ LOVE. However, the actual consideration consists of or includes other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration. (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 on JULY 14, 2009; if grantor is a corporation, 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.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007. THIS INSTRUMENT DOES 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 THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007.

STATE OF OREGON, County of Klamath ss.This instrument was acknowledged before me on July 14, 2009
by William S. Mardock and Evelyn Mardock

This instrument was acknowledged before me on _____

by _____

as _____

of _____



Lisa Kessler
Notary Public for Oregon
My commission expires Mar. 13, 2011

25086

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Larry E. & Suzanne L. Bowman

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by WM. S. & Eilene Mardock

the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

That part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section Twenty-Six (26), Township Twenty-Three (23) South, Range Nine (9), E.W.M., described as:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ of the SE $\frac{1}{4}$) thence Southerly along the Westerly boundary a distance of 365' feet, thence Easterly a distance of 550' feet to the true point of beginning; Thence East a distance of 550' feet; thence South a distance of 175' feet; thence West a distance of 550' feet; thence North a distance of 175' feet to the point of beginning.

RESERVING HOWEVER unto the grantor, his heirs and assigns, an easement over, upon and across the easterly 50' feet thereof.

2) That part of the NE $\frac{1}{4}$ of Section Twenty-six (26), Township Twenty-three (23) South, Range Nine (9), E.W.M., described as: Beginning at the Northeast corner of the Northeast Quarter of the Southeast Quarter (NE $\frac{1}{4}$ of the SE $\frac{1}{4}$) thence westerly along the northern boundary of said quarter a distance of 220 feet, thence south a distance of 50 feet which is the point of beginning, thence south a distance of 175 feet, thence west a distance of 550 feet, thence north a distance of 175 feet, thence east a distance of 550 feet to the point of beginning, being rectangular in shape and containing approx. 2.2 acres, reserving however, unto the Grantor, his heirs and assigns, an easement over, upon and across the easterly 50 feet thereof.

The above description is identified in the Gerhart Plat as Lot #4.

In Witness Whereof, the grantor has executed this instrument this _____ day of _____, 19____; 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.

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.

Larry E. Bowman
Suzanne L. Bowman

STATE OF OREGON,
County of Deschutes } ss.
Oct. 2, 1990

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

Personally appeared the above named

Larry E. Bowman
Suzanne L. Bowman

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

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:

(OFFICIAL SEAL)

Before me: _____

Notary Public for Oregon

My commission expires:

MY COMMISSION EXPIRES MAY 04, 1991

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Larry E. & Suzanne L. Bowman
277 SE Birchwood
Dallas, Oregon 97338
GRANTOR'S NAME AND ADDRESS

WM. S. & Eilene Mardock
633 Lucky Devil Trail
Julien, Calif. 92036
GRANTEE'S NAME AND ADDRESS

After recording return to:

WM. S. & Eilene Mardock
633 Lucky Devil Trail
Julien, Calif. 92036
NAME, ADDRESS, ZIP

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

WM. S. & Eilene Mardock
633 Lucky Devil Trail
Julien, Calif. 92036
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of Jan., 1991, at 11:39 o'clock A.M., and recorded in book/reel/volume No. M91 on page 1408 or as fee/file/instrument/microfilm/reception No. 25086, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evalyn Biehn, County Clerk
NAME TITLE

Fee \$28.00

By _____ Deputy

91 JAN 23 AM 11 39