

28-4448

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W 73

2693

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

This Indenture Witnesseth, THAT LEONARD J. LUIZ and SUE E. LUIZ, husband and wife, hereinafter known as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto LAWRENCE C. BIANDO and CLEO A. BIANDO, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Northerly 145.33 feet of Lot 4 in Block 3 PINE GROVE PONDEROSA.

Subject to: Easements and rights of way of record and those apparent on the land, if any; Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Pine Grove Ponderosa; Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument recorded December 12, 1966 in Book M-66 at page 12403, Microfilm Records; 25-foot set back line as delineated on the recorded plat.

REC 14 3 PM 1973

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,500.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, they have hereunto set their hands and seals this 1st day of March, 1973

(SEAL) *Leonard J. Luiz* (SEAL)
(SEAL) *Sue E. Luiz* (SEAL)

CALIFORNIA
STATE OF OREGON, County of Siskiyou) ss. March 5, 1973.
Personally appeared the above named Leonard J. Luiz and Sue E. Luiz, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

OFFICIAL SEAL
MARION J. HARRISON
NOTARY PUBLIC CALIFORNIA
SISKIYOU COUNTY
My Commission Expires Mar. 17, 1976
303 Main St., Weed, CA. 96094

Before me:
Marion J. Harrison
Notary Public for California
My commission expires

After recording return to:
Don Sloan
107 S. 7th
City

STATE OF OREGON,
County of KLAMATH } ss.
I certify that the within instrument was received for record on the 14 day of March, 1973, at 3:51 o'clock PM, and recorded in book M. 73 on page 2693 Record of Deeds of said County.

From the Office of
GANONG, SISEMORE & ZAMSKY
538 Main Street
Klamath Falls, Oregon 97601

Witness my hand and seal of County affixed.
W. D. MILNE
County Clerk-Recorder
By *Hazel Drayton* Deputy

FEES \$ 2.00

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