

1-1-74

32193 28-7588 WARRANTY DEED—TENANTS BY ENTIRETY Vol. 74 Page 10571

KNOW ALL MEN BY THESE PRESENTS, That John H. Laney and Karin Laney, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Paul Francis Sebastain Migliore and Barbara Lee Migliore, 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: Lot 25 and the Southeasterly 25 feet of Lot 26 in Block 17 of ELDORADO HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Eldorado Heights.
2. Trust Deed, including the terms and provisions thereof, dated August 21, 1972, recorded August 28, 1972 in Book M-72 at page 9657, Microfilm Records, given to secure the payment of \$20,800.00, with interest thereon and such future advances as may be provided therein, executed by John H. Laney and Karin Laney, husband and wife, to William Ganong, Jr., Trustee for beneficiary First Federal Savings and Loan Association, a Federal corporation, which Grantees do hereby assume and agree to pay according to its terms, the unpaid principal balance of which is \$20,363.04.

(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 \$ 32,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the true 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 20th day of August, 1974, 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)

John H. Laney

Karin Laney

CALIFORNIA

STATE OF CALIFORNIA

County of SAN MATEO ss.

August 27, 1974

Personally appeared the above named John H. Laney and Karin Laney, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My Commission Expires June 6, 1975

California Notary Public for Oregon

My Commission Expires June 6, 1975

(SEAL)

Notary Public for Oregon

My Commission Expires June 6, 1975

STATE OF OREGON,

County of Klamath ss.

BE IT REMEMBERED, That on this 20th day of August, 1974, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named John H. Laney

known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that he executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

John D. Isouchev

Notary Public for Oregon
My Commission expires 11/25/76

FORM NO. 23 — ACKNOWLEDGMENT
STEVEN'S NEAR LAW PUB. CO., PORTLAND, ORE.

AUG 29 3 53 PM 1974

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[Faint, mostly illegible text from the reverse side of the document, appearing as bleed-through.]

10572

STATE OF OREGON,
County of Klamath
Filed for record at request of
Transamerica Title Co.
on this 29 day of August A.D. 19 71,
at 3:53 o'clock P. M. and duly
recorded in Vol. M 74 of Deeds
Page 10571
Wm D. MILNE, County Clerk
By Hazel Day Deputy
Fee 1.00

Until a change is requested, all correspondence
shall be sent to the following address: 1st Federal Sav & Loan Assoc
540 Main St. City 97601

Return:
Paul F. S. Migliore
1833 Eldorado
City 97601

Aug 29 1971