

A-20211

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantee as Tenants by Entirety).

STANLEY'S LAW PUBLISHING CO., PORTLAND, OH. 57204

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95259

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That DON D. FREESTONE and NINA LEE FREESTONE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CLAUDE H. DUNCAN and ELEANOR L. DUNCAN, 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:

Beginning at the Northwest corner of the S¹/₄ of said Tract 36, extending thence East along the North line of the S¹/₄ of said Tract 36, a distance of 116.075 feet to a point; thence South parallel to the West line of Tract 36, 132.5 feet to a point; thence West parallel to the North line of said South ¹/₄ of Tract 36, 116.075 feet to the West line of said Tract 36; thence North along the West line of Tract 36, 132.5 feet, more or less, to the point of beginning.

SUBJECT TO: 1974-75 taxes; easements and rights of way of record or apparent on the land; and liens of the City of Merrill, if any.

(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

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 \$ 2,200.00

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 27th day of November, 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.

DON D. FREESTONE and NINA LEE FREESTONE

By Helen May Simpson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON)

County of Klamath)

Personally appeared Helen May Simpson who, being duly sworn, did say that she is the attorney in fact for Don D. Freestone and Nina Lee Freestone and that she executed the foregoing instrument by authority of and in behalf of said principals; and she acknowledged said instrument to be the act and deed of said principals.

Dated 11/27/74.

Before Me:

William O. Bricker
Notary Public for Oregon
My commission expires: 10-20-75

Don D. & Nina Lee Freestone
48 Meikleville
Yeppoon, Queensland AUSTRALIA
GRANTOR'S NAME AND ADDRESS

Claire H. & Eleanor L. Duncan
P. O. Box 247
Merrill, Oregon 97633
GRANTEE'S NAME AND ADDRESS

After recording return to:
Wilbur O. Brickner
P. O. Box 446
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

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

Claire H. Duncan
P. O. Box 247
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 29th day of NOVEMBER, 1974, at 11:30 o'clock A.M., and recorded in book M 74 on page 15247 or as file/reel number 95259

Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. RILNE

Recording Officer
By Hazel D. Dugan Deputy
FEE \$ 2.00