

96795

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

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WARRANTY DEED—TENANTS BY ENTIRETY

1-574

28-8313
KNOW ALL MEN BY THESE PRESENTS, That Marlon Jannuzzi and
 Lois Jannuzzi, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Glenn Foo
 Sum and Wilma Foo Sum, 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 ap-
 pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:
 Lot 12 in Block 6, Tract No. 1035, known as GATEWOOD, Klamath County,
 Oregon.

Subject, however, to the following:

1. Set back provisions as delineated on the recorded plat, 25 feet from front lot line on all lots and 20 feet along said side street lines.
2. Utility easements as delineated on the recorded plat.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Gatewood.
4. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
5. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

(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 en-
 tirety, 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 \$ 30,000.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is~~
~~the whole consideration 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 January 21st day of January, 1975;
 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)

STATE OF OREGON,

County of Klamath
 January 21st, 1975

Personally appeared the above named
 Marlon Jannuzzi and Lois Jannuzzi,
 husband and wife

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Notary Public for Oregon
 My commission expires 11/28/78

STATE OF OREGON, County of

Personally appeared _____, 19____

_____ 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 be-
 half 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:

STATE OF OREGON,

County of Klamath

I certify that the within instru-
 ment was received for record on the
 21st day of JANUARY, 1975,
 at 10:40 o'clock A. M., and recorded
 in book M 75 on page 935 or as
 file/reel number 96795,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

WM. D. MILNE

Recording Officer
 By _____ Deputy

FEE \$ 2.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National
 P.O. Box 608
 City

NAME, ADDRESS, ZIP

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

First National
 P.O. Box 608
 City

NAME, ADDRESS, ZIP

RECEIVED JAN 21 1975