

2306

WARRANTY DEED-TENANTS BY ENTIRETY

Page 7422

KNOW ALL MEN BY THESE PRESENTS, That HALFWAY HOUSE RESTAURANT, INC., an Oregon corporation and Chester Peruchini and Rita N. Peruchini, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Paul Richard Zech and Ben Jean Zech, 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:

All that portion of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 19, Township 25 South, Range 8 East of the Willamette Meridian, lying Northeasterly of the Northeast right of way of Oregon State Highway No. 58, Klamath County, Oregon.

Subject, however, to the following:

1. Limited access in deed to State of Oregon by and through its State Highway Commission recorded May 9, 1956 in Book 283 at page 52, Deed Records, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.
2. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$17,200.00

Dated: January 31, 1972

Recorded: April 4, 1972

Book: M-72 Page 3501

Mortgagee: Halfway House Restaurant, Inc., an Oregon corporation

Mortgagee: The Bank of Klamath County, which Grantees assume

and agree to pay to The Bank of Klamath County, the present

balance of which is \$ 15,146.24 with interest paid to

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 \$ 24,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 21 day of June, 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)

NEVADA

STATE OF NEVADA,)

County of) ss.

June

1975

Personally appeared the above named

Chester Peruchini and

Rita N. Peruchini, husband

and wife

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

Before me:

(OFFICIAL SEAL)

Nevada

Notary Public for Nevada

My commission expires

HALFWAY HOUSE RESTAURANT, INC.

By Florence Harampolis

Chester Peruchini Rita N. Peruchini

Chester Peruchini Rita N. Peruchini

STATE OF OREGON, County of) ss.

June 1975

Personally appeared Florence Harampolis 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

Halfway House Restaurant, Inc., 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:

Judy B. Pabals

Notary Public for Oregon

My commission expires: 8-12-77

(OFFICIAL SEAL)

Chester Peruchini
4160 Gunderson Blvd
Las Vegas, Nev.

GRANTOR'S NAME AND ADDRESS

Paul R. Zech
PO Box 96
Chemung, Or.

GRANTEE'S NAME AND ADDRESS

After recording return to:

grantee

NAME, ADDRESS, ZIP

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

grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

7423

STATE OF California

COUNTY OF Los Angeles

ss.



ON June 19, 19 75,
before me, the undersigned, a Notary Public in and for said State, personally appeared
Chester Peruchini and Rita N. Peruchini
-----, known to me,
to be the persons whose names are ----- subscribed to the within instrument,
and acknowledged to me that they executed the same.

WITNESS my hand and official seal.

Steven F. Hinkle
Steven F. Hinkle NOTARY PUBLIC
NAME (TYPED OR PRINTED)
Notary Public in and for said State.

ACKNOWLEDGMENT—General—Wolcotts Form 231—Rev. 3-64

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company
this 30th day of June A. D., 19 75 at 3:40 o'clock P.M., and duly recorded in
Vol. M75 of Deeds on Page 7422

Fee \$4.00

WM. D. MILNE, County Clerk
By *Hazel Shagel* Deputy