

5968

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Steven C. Benekas and Barbara P. Benekas, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Kenneth Roy Sievers and Michele Marie Sievers, 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: The North 70 feet of Lot 2, Block 3, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1975-1976, a lien, but not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations and easements as contained in instrument recorded November 14, 1968, in Volume 151, page 38, Deed Records of Klamath County, Oregon, to-wit: Reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining the above described land."

(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 \$ 23,600.00

However, the actual consideration consists of or includes other property or value given or promised which is hereby considered (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 7 day of October, 19 75, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereof by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Steven C. Benekas

Barbara P. Benekas
Barbara P. Benekas

STATE OF OREGON, } ss.
County of Klamath
October 7, 19 75

STATE OF OREGON, County of _____, ss.
_____, 19 _____

Personally appeared _____, 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 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

Personally appeared the above named Steven C. Benekas and Barbara P. Benekas, husband and wife

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

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 2-3-79

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

1st National Bk. of Ore.
P.O. Box 1936
Klamath Falls, Ore. 97601

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

1st National Bk. of Ore.
P.O. Box 1936
Klamath Falls, Ore. 97601

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of OCTOBER, 19 75, at 8:58 o'clock A.M., and recorded in book M75 on page 12543 or as file/reel number 5968

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By _____ Deputy

FEE \$ 3.00