

13316

WARRANTY DEED—TENANTS BY ENTIRETY

Page 6548

KNOW ALL MEN BY THESE PRESENTS, That James E. Balsiger and Sandra L. Balsiger, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dennis A. Grimm and Diana Marie Grimm, 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: A parcel of land located in that portion of the SE1/4 of SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies South 0° 54' East a distance of 1060 feet and North 89° 06' East a distance of 110 feet from the iron pin which marks the Northwest corner of the SE1/4 of SW1/4 of Section 1, and running thence North 89° 06' East 65 feet to an iron pin; thence South 0° 54' East a distance of 100 feet; thence South 89° 06' West 65 feet; thence North 0° 54' West a distance of 100 feet, more or less to the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

(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 \$20,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (If 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 30 day of April, 1976; 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

April 30, 1976

Personally appeared the above named James E. Balsiger and Sandra L. Balsiger, husband and wife

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

NOTARY

OFFICIAL

PUBLIC

STATE OF OREGON

Before me:

Notary Public for Oregon

My commission expires 2-3-79

STATE OF OREGON, County of

1976

Personally appeared

and

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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of May, 1976, at 4:03 o'clock P.M., and recorded in book M 76 on page 6548 or as file/reel number 13316.

Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Hazel W. Magee, Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
Klamath Falls, OR 97603
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
First National Bank
P.O. Box 31
Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP