

38-10841

14883

FORM No. 690-DEED, WARRANTY (Survivorship) (Individual or Corporate)

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1-1-74

19328

WARRANTY DEED-SURVIVORSHIP



KNOW ALL MEN BY THESE PRESENTS, That ALEX D. KRENTEL  
500 Luna Lilo Home Road #23, Honolulu, Hawaii, hereinafter called the grantor,  
for the consideration hereinafter stated to the grantor paid by RICHARD G. DUNCAN and MARIE DUNCAN,  
husband and wife, Corona, California  
hereinafter called grantees, hereby grants, bargains, sells and conveys unto the said grantees, not as tenants in com-  
mon but with the right of survivorship, their assigns and the heirs of the survivor of said grantees, all of the follow-  
ing described real property with the tenements, hereditaments and appurtenances thereunto belonging or in any wise  
appertaining, situated in the County of Klamath, State of Oregon, to-wit:

Northwest 1/4 of the Northeast 1/4 excepting therefrom the northerly  
100 feet that lies west of the Microwave Station Road and the S 1/2  
of the NE 1/4. All in Section 25 Township 36 South, Range 12 E of  
the W.M. 120 acres M/L/

Subject to: rights, rights of way easements of record, those apparent  
on the land and reservation of Geothermal subsurface rights.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

TO HAVE AND TO HOLD the above described and granted premises unto the said grantees, their assigns  
and the heirs of such survivor, forever; provided that the grantees herein do not take the title in common but with  
the right of survivorship, that is, that the fee shall vest absolutely in the survivor of the grantees.

And the grantor above named hereby covenants to and with the above named grantees, their heirs and assigns,  
that grantor is lawfully seized in fee simple of said premises, that same are 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 \$10,800.00.  
However, the actual consideration consists of or includes other property or value given or promised which is  
the whole 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 26 day of March, 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)

Hawaii  
STATE OF OREGON, County of Klamath } ss.  
City of Honolulu }  
County of July 14, 1976

Personally appeared the above named  
ALEX D. KRENTEL

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

Before me  
(OFFICIAL SEAL)  
Notary Public for Hawaii  
Judicial Circuit, State of Hawaii  
My commission expires 9/9/79

STATE OF OREGON, County of Klamath } ss.  
1975

Personally appeared  
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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL  
SEAL)

KRENTEL

GRANTOR'S NAME AND ADDRESS

DUNCAN AND DUNCAN

P.O. Box 697  
CORONA, CA

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard Duncan  
P.O. Box 697 (615 E. Monterey Rd.)  
Corona, CA 91730

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

fee \$3.00

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
22nd day of September, 1976,  
at 4:06 o'clock P.M., and recorded  
in book M76 on page 14883 or as  
file/reel number 19328

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne, County Clerk  
Recording Officer

By Deputy  
Deputy