

1.1.74

20288

WARRANTY DEED—TENANTS BY ENTIRETY

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hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES R. TURNER and MICHAELA C. TURNER, 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:

Lots 54, 55 and 56 PONDEROSA PARK, Klamath County, Oregon.

SUBJECT, however, to the following:

1. Easement, including the terms and provisions thereof, granted to the City of Chiliquin, by instrument recorded January 21, 1959 in Deed Volume 309 at page 25. (Affects the back 7½ feet of each lot.)
2. Easement, including the terms and provisions thereof, as shown on the Dedication of Ponderosa Park: "Subject to a 7½ foot easement along the back of all lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

(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

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 \$28,500.00

^① ~~However, if the actual consideration consists of or includes other property or value, then the consideration shall be the whole of the transferor's contributions which~~ ^① (The sentence between the symbols ^①, 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 2nd day of October, 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) ss.
October 2, 1976

Personally appeared the above named
Timothy P. Frisch and Mary Ann
Frisch

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

Before me: James B. Kallala
(OFFICIAL
SEAL)
Notary Public for Oregon
My commission expires .

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.

Notary Public for Oregon
My commission expires:

STATE OF OREGON, }
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 14th day of OCTOBER, 1976, at 10:44 o'clock A. M., and recorded in book M. 76 on page 16245 or as file/reel number 20288.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
FEE \$ 3.00 By *Harold D. ...* Deputy

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

Turner
Box 462
Chiloquin, OR 97624