

27134

WARRANTY DEED—TENANTS BY ENTIRETY

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4925

KNOW ALL MEN BY THESE PRESENTS, That Robert E. Benjamin and Ruby E. Benjamin

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lester O. Krumvieda and Florence E. Krumvieda, 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 easterly 60 feet of the following described property:

A portion of the SW $\frac{1}{4}$  SW $\frac{1}{4}$  of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet North and 112.5 feet East of the Southwest corner of said Section 35; thence North and parallel with the West line of said Section, 148 feet; thence East and parallel with the South line of said Section 110.5 feet; thence South and parallel with the West line of said Section 148 feet; thence West parallel to and 30 feet North of South line of said Section, 110.5 feet, more or less, to the point of beginning.

SUBJECT TO: Statutory powers, including the power of assessment, of Enterprise Irrigation District and South Suburban Sanitary District. Rights of way of the public in and to any portion of the herein described premises lying within the limits of Shasta Way and Summers Lane. Right-of-way, as contained in Deed from Joseph Kraus, recorded June 3, 1938 in Volume 116, page, 53, Deed Records of Klamath County, Oregon, which recites as follows:

"Save and except a right-of-way for existing irrigation ditches now on said premises."

(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 those of record

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 \$6,000.00

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 22 day of March, 1977; 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

March 22, 1977

Personally appeared the above named Robert E. Benjamin and Ruby E. Benjamin

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

Before me,  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires

STATE OF OREGON, County of

ss.

March 22, 1977

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 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:

Notary Public for Oregon  
My commission expires

(OFFICIAL SEAL)

Robert E. and Ruby E. Benjamin  
4207 Shasta Way  
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Lester O. and Florence D. Krumvieda  
4223 Shasta Way  
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lester O. Krumvieda  
4223 Shasta Way  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Lester O. Krumvieda  
4223 Shasta Way  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 24th day of MARCH, 1977, at 10:00 o'clock A.M., and recorded in book N77 on page 4925 or as file/reel number 27134, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel M. Milne, Deputy  
Recording Officer

FEE \$ 3.00