

30479

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Lee Wentworth Founds and Constance M. Founds, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John A. Dye and Judy K. Dye, 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 portion of Tract 8 of EMPIRE TRACTS and a portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, more particularly described as follows:
Beginning at the Southwest corner of Tract 8 of Empire Tracts; thence North 89°59' East 171.0 feet to the true point of beginning of this description; thence North 0°15' East 66.3 feet; thence North 89°59' East 73.0 feet; thence South 0°15' West 81.3 feet; thence South 89°59' West 73.0 feet; thence North 0°15' East, 15 feet more or less to the point of beginning.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of 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 \$ 18,500.00. 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 2 day of JUNE, 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

JUNE 2, 1977

Personally appeared the above named

Lee Wentworth Founds and Constance M. Founds, 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

Lee Wentworth Founds
Lee Wentworth Founds

STATE OF OREGON, County of Klamath

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:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of JUNE, 1977, at 9:58 o'clock A.M., and recorded in book M77 on page 9654 or as file/teel number 30479.

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

W. D. MILNE

Recording Officer
Deputy

SPACE RESERVED FOR
RECORDER'S USE

FEE \$ 3.00

After recording return to:

First National Bank of Oregon
Klamath Falls, OR 97601

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

JOHN A. & JUDY K. DYE
4230 FRIEDA ST., KLAMATH FALLS, OR 97601