

32388

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M Page 12745

KNOW ALL MEN BY THESE PRESENTS, That.

Joe D. Martinez

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lee M. Cantwell and Gloria L. Cantwell

, 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 in the SE1/4 of SE 1/4, Section 7, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/4 corner of Section 7, or SW corner of NW1/4 of Section 7 a 5/8 inch rebar with Cap Stamp #290; thence South 0° 12' 30" East 1355.4 feet and North 89° 52' East 5040.9 feet to true point of beginning to a 5/8 inch rebar which is also in the South right of way of the Elliot Road. Thence South 0° 08' East 332.0 feet to a 1/2 inch iron pin; thence South 89° 52' West 372.0 feet to a 1/2 inch iron pin; thence North 0° 08' West 332.0 feet to a 5/8 inch iron rebar; thence North 89° 52' East 372.0 feet along the South right of way of Elliot Road to point of beginning.

Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described (for continuation of this legal see reverse side of this document)

(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 \$ 12,000.00

- 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 15 day of July, 19 77, 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)

Joe D. Martinez

STATE OF OREGON,)
County of Klamath) ss.
July 15, 19 77Personally appeared the above named
Joe D. Martinez

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

(OFFICIAL SEAL)

Before me: *Robert J. P. P.*

Notary Public for Oregon

My commission expires 6-16-81

STATE OF OREGON, County of) ss.
July 15, 19 77

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 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)

STATE OF OREGON,) ss.

County of _____

I certify that the within instru-

ment was received for record on the

_____ day of _____, 19 _____,

at _____ o'clock _____ M., and recorded

in book _____ on page _____ or as

file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Recording Officer

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Shasta Real Estate
5030 d. G. Z.
City

NAME, ADDRESS, ZIP

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

Lee M. Cantwell
5893 Southgate Dr.
City

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

12746

premises lying with the limits of streets, roads or highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Easement for a drainage ditch along the North side of the governmental lateral as reserved in the deed recorded September 21, 1926 in Volume 73, page 358. Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record XXXXXXXXXXXX

this 19 day of July A. D. 1977 at 11:26 AM, on

duly recorded in Vol. M. 77 of Deeds on Page 12745

Wm D. MILNE, County Clerk

Fee \$6.00

By Pat McCullough