

33449

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That MELVIN A. BETTENCOURT and LORAIN

BETTENCOURT, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by HOWARD L.

LUKENS and MARJORIE L. LUKENS

, 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:

PARCEL 1: A portion of Lots 1 and 2, Subdivision of HOMEDALE TRACTS 49 & 50, situated in the E 1/2 E 1/2 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence South 14°38' West along the Easterly boundary of said Lot 2 a distance of 334.05 feet; thence North 54°33' West along the Southerly boundary of said Lots 1 and 2 a distance of 187.50 feet to the East boundary of Homedale Road; thence North 0°20' East along the East boundary of Homedale Road a distance of 147.70 feet; thence South 89°40' East a distance of 131.1 feet; thence North 0°20' East parallel with Homedale Road a distance of 112.7 feet to the Southwesterly boundary of Harlan Drive; thence South 66°33' East along the Southwesterly boundary of Harlan Drive a distance of 114.0 feet, more or less, to the point of beginning. EXCEPTING The following described tracts: A portion of Lot 2, Subdivision of Homedale Tracts 49 & 50, situated in the E 1/2 E 1/2

(for continuation of this description, see reversed side of this Deed)

(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 \$39,394.17. If the actual consideration is not stated in terms of dollars, it shall be stated in terms of cents, and 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 29 day of July, 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)

California
STATE OF OREGON, County of Klamath } ss.
July 29, 1977

Personally appeared the above named
MELVIN A. BETTENCOURT and
LORAIN BETTENCOURT, Husband &
Wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Melvin A. Bettencourt
MELVIN A. BETTENCOURT

Lorain Bettencourt
LORAIN BETTENCOURT

STATE OF OREGON, County of Klamath } ss.
1977

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.

Before me: _____ (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, County of _____ } ss.
I certify that the within instrument 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.

By _____ Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Kla. First Fed.
540 Main
NAME, ADDRESS, ZIP
Howard Lukens
3729 Homedale
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

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28861

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of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the Northeast corner of said Lot 2; thence North $66^{\circ}33'$ West along the Southwesterly boundary of Harlan Drive a distance of 14.0 feet; thence South $14^{\circ}38'$ West parallel with the Easterly line of said Lot 2 a distance of 150.2 feet; thence South $10^{\circ}23'$ East a distance of 33.1 feet to the Easterly line of said Lot 2; thence North $14^{\circ}38'$ East along the Easterly line of said Lot 2 a distance of 180.0 feet, more or less, to the point of beginning.

PARCEL 2: A portion of Lot 1, Subdivision of HOMEDALE TRACTS 49 & 50, situated in the E 1/2 E 1/2 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at the Northwest corner of said Lot 1; thence along the Southwesterly boundary of Harlan Drive South $43^{\circ}30'$ East a distance of 101.90 feet and South $66^{\circ}33'$ East a distance of 65.75 feet; thence South $0^{\circ}20'$ West parallel with Homedale Road a distance of 112.7 feet; thence North $89^{\circ}40'$ West a distance of 131.1 feet to the East boundary of Homedale Road; thence North $0^{\circ}20'$ East along the East boundary of Homedale Road a distance of 212.0 feet, more or less, to the point of beginning.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record XXXXXXXXXX

this 3 day of August A. D. 1977 at 11:34 clock AM, or

duly recorded in Vol. M 77, of Deeds on Page 13895

W. D. MILNE, County Clerk

By Hazel Drayton

Fee \$6.00

OFFICIAL SEAL
CLERK OF COUNTY
CLERK OF COUNTY
CLERK OF COUNTY