

1-1-74

34481

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 11 Page 15401

KNOW ALL MEN BY THESE PRESENTS, That ALDO BALDUCCI and MERRIAM BALDUCCI,
husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FRANK CAPUTO
and BETTY J. CAPUTO, * 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 ap-
portaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:
*as to an undivided one half (1/2) interest in the following described property:

Lot 4 in Block 4 of TRACT NO. 1052, CRESCENT PINES, according to the official
plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the southeast corner of Lot 4, Block 4 of Tract No. 1052,
Crescent Pines, according to the official plat thereof on file in the office of
the County Clerk of Klamath County, Oregon; thence North 89°41'20" W. 180.85
feet to the southwest corner of said Lot 4; thence South 0°18'40" W. 200 feet,
more or less, to a point on a line 5.0 feet northerly of the north bank of
Crescent Creek; thence Northeasterly along a line 5.0 feet northerly of said
bank to its intersection with the east line of Section 18, Township 24 South,
Range 7 East of the Willamette Meridian; thence North 1°03'43" East 70 feet,
more or less, to the point of beginning.

(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 en-
tirety, 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 easements,
conditions and restrictions 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 \$ 1.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole consideration (indicate which) (If the sentence between the symbols @ and @ is not applicable, should be deleted—See ORE 93.020.)

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 _____ day of April, 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)

Aldo Balducci
Merriam Balducci
Aldo Balducci
Merriam Balducci

STATE OF OREGON,

STATE OF OREGON, County of _____

County of LINN
May 26, 1977

Personally appeared _____

Personally appeared the above named _____

ALDO BALDUCCI and MERRIAM
BALDUCCI, husband and wife,and acknowledged the foregoing instru-
ment to be their voluntary act and deed.(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires 5/12/77

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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
22 day of August, 1977,
at 11:15 o'clock P.M., and recorded
in book M 77 on page 15401 or as
file/reel number 34481,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm D Milne

Recording Officer
By _____ Deputy

3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

A. A. Balducci
P.O. Box 65
CRESCENT LAKE, ORE 97425

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP