

34675

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 17 Page 15662

KNOW ALL MEN BY THESE PRESENTS, That STEVEN P. JURGENS and LANA G. JURGENS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM A. SNOOK and ANITA G. SNOOK, 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:

Lot 2 in Block 3 of LaWanda Hills, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Reservations and restrictions contained in dedication as shown on plat of LaWanda Hills, Tract No. 1002. (2) Declaration of conditions and restrictions dated August 31, 1971, recorded November 14, 1975 in Vol. M75 at page 14401, Microfilm records of Klamath County, OR. (3) Trust Deed, including terms and provisions thereof, executed by Steven P. Jurgens and Lana G. Jurgens, husband and wife, as grantors, to Transamerica Title Insurance Company, as trustee for Equitable Savings and Loan Association, an Oregon corporation, as beneficiary, dated March 5, 1976, recorded March 12, 1976 in Vol. M76 at page 3615, Microfilm Records of Klamath County, Oregon; and (4) Right of way easement to Pacific Power and Light Company dated April 20, 1977, recorded April 25, 1977, in Volume M77 at page 6975, Microfilm Records of Klamath County, Oregon.

(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 listed above - - -

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 \$70,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the 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 12th day of August, 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)

Steven P. Jurgens
Lana G. Jurgens

STATE OF OREGON,
County of Klamath
August 12, 1977

STATE OF OREGON, County of _____, ss.
_____, 19____

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.

Personally appeared the above named Steven P. Jurgens and Lana G. Jurgens, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires 2-28-1981

Notary Public for Oregon.
My commission expires:

(OFFICIAL SEAL)

Steven P. and Lana G. Jurgens
c/o Barnhisel & Ganong, 323 Main
Klamath Falls, OR 97601

William A. and Anita G. Snook
5616 LaWanda Hills Drive
Klamath Falls, OR 97601

Klamath Falls Real Estate Finance Center
P.O. Box 1060
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 25th day of AUGUST, 1977, at 9:31 o'clock A.M., and recorded in book M77 on page 15662 or as file/reel number 34675.

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

WM. D. MILNE

Recording Officer
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

FEE \$ 3.00

Until a change is requested all tax statements sent to: 221 S.W. 4th Ave. address.
United States National Bank of Oregon
c/o Realty Tax Service
321 S.W. Fourth Ave.
Portland, Oregon 97204