

34728

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 15750

KNOW ALL MEN BY THESE PRESENTS, That Hjordis V. Pursel, a widow,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Rodney E. McNutt and Donna F. McNutt, his wife, 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 22 Block 46 First Addition of Klamath Forest Estates, according to the official plat thereof on file in the office of the County Clerk 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 described on EXHIBIT A attached hereto,

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 \$ 1,500.00. 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 19th 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.

X Hjordis V. Pursel
Hjordis V. Pursel

(If executed by a corporation, affix corporate seal)

STATE OF ARIZONA

County of Maricopa

August 17, 1977

Personally appeared the above named
Hjordis V. Pursel, a widow,

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

Before me:

Notary Public for Oregon

My commission expires

Commission Expires Jan 24, 1978

STATE OF OREGON, County of

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 _____

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:

(OFFICIAL SEAL)

Hjordis V. Pursel

4941 West MacKenzie Drive
Phoenix, Arizona 85031

Rodney E. and Donna F. McNutt
5901 West Orangewood
Glendale, Arizona 85301

After recording return to:

Rodney E. and Donna F. McNutt
5901 West Orangewood
Glendale, Arizona 85301

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

Rodney E. and Donna F. McNutt
5901 West Orangewood
Glendale, Arizona 85301

STATE OF OREGON,

County of

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.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

15751

The undersigned Grantee does hereby agree to the conveyance of the within described real property from Grantor to Grantee as tenants by the entirety.

X Rodney E. McNutt
Rodney E. McNutt

X Donna F. McNutt
Donna F. McNutt

STATE OF ARIZONA)
County of Maricopa) ss.

August 17, 1977.

Personally appeared
Rodney E. McNutt and Donna F.
McNutt and acknowledged the
foregoing instrument to be
their voluntary act and deed.

Before me: [Signature]
Notary Public for Arizona

My commission expires:

My Commission Expires Jan. 24, 1978

EXHIBIT A

Reservations and restrictions contained in deed from United States of America to James F. Coburn et al., dated June 8, 1959, recorded June 11, 1959, Deed Vol. 313, page 275, records of Klamath County, Oregon as follows:

"Title to the above described property is conveyed subject to any existing easements for public pipe lines and for any other easements or rights of way of record; and there is hereby reserved any and all road, trails, telephones lines, etc., actually constructed by the United States, with the rights of the United States to maintain, operate or improve the same so long as needed for or by the United States."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 25th day of AUGUST, A. D. 19 77 at 3:25 o'clock PM., and

duly recorded in Vol. M 77, of DEEDS on Page 15750

FEES \$ 6.00

Wm D. MILNE, County Clerk

By [Signature]