

38-14153
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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That VERNON O. NORVAL and MARY C. NORVAL

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAY W. SHANOR and NAOMI R. SHANOR, 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 17, PONDEROSA PARK, CHILOQUIN, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Modoc Irrigation District.
2. Easements and rights of way, including the terms and provisions thereof, granted to the California Oregon Power Company, a corporation.
3. An easement created by instrument, including the terms and provisions thereof, Recorded: January 21, 1959 Book: 309 Page: 25 In Favor Of: The City of Chiloquin (Affects the back 7½ feet of each lot.)
4. An easement, including the terms and provisions thereof, as shown on the Dedication (for continuation of this description, see reverse side)

(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 \$ 1,500.00

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 (H), 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 20th day of February, 1978; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
February 20, 1978

Personally appeared the above named
Vernon O. Norval and Mary C. Norval

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

Before me:
(OFFICIAL SEAL) Janet B. Kalita
Notary Public for Oregon
My commission expires 12-22-78

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.

Before me:
Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

Vernon O. & Mary C. Norval

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Jay W. & Naomi R. Shanor
9342 Appleby
Downey, CA 90240

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jay W. and Naomi R. Shanor
9342 Appleby
Downey, CA 90240

NAME, ADDRESS, ZIP

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

Jay W. and Naomi R. Shanor
9342 Appleby
Downey, CA 90240

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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.

By _____ Recording Officer
Deputy

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(description continued)

of Ponderosa Park: "Subject to a 7½ foot easement along the back of all lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 22nd day of February A. D. 19 78 at 10:42 o'clock AM., and

July recorded in Vol. M78, of Deeds on Page 3319

Wm D. MILNE, County Clerk

By Bernice A. Heltsch

Fee \$6.00