

1-1-74

44636

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 78 Page 4907

KNOW ALL MEN BY THESE PRESENTS, That Kenneth E. Cunard and Maryann L. Cunard, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Kenneth E. Ward and Mary E. Ward, 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:

Government Lot 1 and 8 in Section 5, Township 40 South, Range 11, East of the Willamette Meridian

(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 subject to (1) rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads (see reverse) 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 \$ 68,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).^① (The sentence between the symbols^①, 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 13 day of March, 19 78; 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)

Kenneth E. Cunard
Maryann L. Cunard

STATE OF OREGON,

County of Klamath

March 13, 19 78

Personally appeared the above named

Kenneth E. Cunard and Maryann L. Cunard

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

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

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:

Kenneth E. and Maryann L. Cunard
Rt. 2, Box 754-D

Klamath Falls, Oregon 97601

Kenneth E. and Mary E. Ward
Rt. 2, Box 756-R

Klamath Falls, Oregon 97601

After recording return to:

Beddoe & Hamilton

296 Main Street

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Kenneth E. and Mary E. Ward

Rt. 2, Box 756-R

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

3302

4908

or highways (2) statutory powers, including the power of assessment of Klamath Basin Improvement District, and to terms and provisions of instrument recorded July 24, 1970, in Volume M-70, page 6187, contract and/or lien for irrigation and/or drainage, and to easements and rights-of-way of record or apparent on the land (3) easement, including the terms and provisions thereof, recorded August 1, 1942, in Volume 149, page 80, records of Klamath County, Oregon, to Pacific Telephone and Telegraph Company, a California Corporation for the right to place, construct, operate and maintain poles and anchors with wires, cables and appurtenance attached thereto, and (3) the assessment roll and the tax roll disclose that the premises herein described have been specially assessed as farm use land. If the land becomes disqualified for the special assessment under the statute, an additional tax may be levied for the last ten (10) or lesser number of years in which the farm use assessment was in effect for the land and in addition thereto a penalty may be levied if notice of disqualification is not timely given, and (11) mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein, dated May 25, 1973, recorded May 29, 1973, in Volume M-73, page 6465, Microfilm Records of Klamath County, Oregon, in the principal amount of \$38,316.00, which mortgage grantees assume and agree to pay.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

his _____ day of _____ A. D. 19____ at _____ o'clock M. and _____

fully recorded in Vol. _____, of _____ on Page _____

Wm D. MILNE, County Clerk

By Kenneth H. Leach

[illegible]

NAME OF FPO AUTHORIZED PERSON
COMMISSIONER OF FISH & WILDLIFE IN SECTION 2. DATED 12/10/2010

[illegible]

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