

58145297

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 78 Page 5811

KNOW ALL MEN BY THESE PRESENTS, That Richard H. Groetchen and Rebecca Lynn Groetchen, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dennis A. Buss and Gail L. Buss, 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: The following described real property is situated in Klamath County, Oregon. A portion of SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at a point of the South boundary of said SE1/4, 495 feet East of the Southwest corner of said SE1/4; thence North and parallel to the West line of said SE1/4 420 feet to the Southwest corner of the tract herein conveyed being the place of beginning of this description; thence SE1/4 165 feet; thence North and parallel to the West line of said SE1/4 200 feet; thence West and parallel to the North line of said SE1/4 165 feet; thence South and parallel to the West line of said SE1/4 200 feet to the place of beginning as hereinbefore described and containing 2.5 acres, EXCEPTING THEREFROM the West 25 feet in Hope Street and ALSO EXCEPTING THEREFROM a tract of land situated in the SE1/4 of Section 2 for continuation of this description see reverse side of this document.)

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 the 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 \$ 36,000.00. 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 27th day of March, 1978; 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.

Richard H. Groetchen  
Rebecca Lynn Groetchen

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath  
March 27th, 1978

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
March 27th, 1978

Personally appeared the above named Richard H. Groetchen and Rebecca Lynn Groetchen, husband and wife,

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 acknowledged the foregoing instrument as their voluntary act and deed.

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.

Notary Public for Oregon  
My commission expires 4/24/81

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
KLAMATH FIRST FEDERAL  
540 MAID  
KLAMATH FALLS, OR 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
SAME  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of \_\_\_\_\_ ) ss.  
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

5812

2. Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point on the South boundary of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; 495 feet East of the Southwest corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence North and parallel to the West line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$  420 feet to the Southwest corner of the tract herein described being the place of beginning of this description, said place of beginning also being North 89° 25' 00" East 495.00 feet and South 00° 35' 25" East 900.00 feet from the 1-inch iron axle marking the Southwest corner of Lot 82, PLEASANT HOME TRACTS, a duly recorded subdivision, thence North 00° 35' 25" West 110.00 feet thence North 89° 25' 00" East 165.00 feet, thence South 00° 35' 25" East 110.00 feet, thence South 89° 25' 00" West 165.00 feet to the place of beginning of this description, with bearings based on the South line of said Pleasant Home Tracts as being North 89° 25' 00" East.

Subject, however, to the following:

1. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads or Highways.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
4. Recitals as set forth in deed from Ray Blanc, et ux. to Ralph L. DiBattista, et ux., dated September 2, 1947, recorded September 9, 1947, in Book 211 at page 137, Deed Records. Right of way, 6 feet in width, for irrigation lateral over and across the East side of said property.

STATE OF OREGON, COUNTY OF KLAMATH; ss. I, \_\_\_\_\_, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

Witness my hand and the seal of said County at Medford, Oregon, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
Clerk of said County

Filed for record at request of Mountain Title Co

his 28th day of March, A.D. 1978 at 10:31 o'clock A.M., and  
fully recorded in Vol. 178 of Deeds on Page 5811

Wm D. MILNE, County Clerk

**Fee \$6.00**

STATE OF OREGON, County of \_\_\_\_\_  
19\_\_\_\_  
Personally appeared \_\_\_\_\_  
who being duly sworn,  
deposes 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 the instrument is so signed and sealed in the  
full of said corporation by authority in its board of directors and said  
instrument acknowledged said instrument to be its voluntary act and deed  
Before me  
(OFFICIAL SEAL)

March 25 1878  
County of Klamath  
STATE OF OREGON

Richard  
H. Crosthorn and Rebecca Lynn  
Crosthorn, husband and wife

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK

IN RE: THE ESTATE OF JAMES EARL RAY,  
DECEASED.

FILE NO. 80-176

REPORT OF THE SPECIAL MASTER  
ON THE PETITION FOR AN ORDER  
OF APPOINTMENT OF A GUARDIAN  
OF THE ESTATE OF JAMES EARL RAY,  
DECEASED.

DATED: MAY 19, 1980

SUBMITTED TO THE COURT BY:  
JAMES EARL RAY, JR.,  
Special Master.

BY: [Signature]

WITNESSED AND SUBMITTED FOR THE COURT AT  
NEW YORK, NEW YORK, ON MAY 19, 1980:

[Signature] Clerk of Court

~~STATE OF OREGON~~

~~I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_ at \_\_\_\_\_ o'clock, A.M., and recorded on page \_\_\_\_\_ of book \_\_\_\_\_.~~

~~This is the true number of Record of Deeds of said county.~~

~~Witness my hand and seal of County attixed.~~

~~By \_\_\_\_\_  
Recording Officer  
County \_\_\_\_\_~~

~~FILED  
FOR  
RECORDING~~

1. Name of the person or organization: REDACTED

2. Address: REDACTED

3. City: REDACTED

4. State: REDACTED

5. Zip: REDACTED

6. Date: REDACTED

7. Signature: REDACTED

8. Title: REDACTED

9. Phone Number: REDACTED

10. Fax Number: REDACTED

11. E-mail Address: REDACTED

12. Other: REDACTED