

46424

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That James L. Rust and Mata Ann Rust, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Roger P. Enell and Trinka Enell

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 2 and the Southwest quarter of the Northeast quarter of Section 2, Township 33 South, Range 13 East of the Willamette Meridian. Subject, however, to the following: Reservations of 50% of all mineral rights, including the terms and provisions thereof, as set forth in Deed recorded November 23, 1962, in Book 341 at page 478, from Klamath Lumber and Box Co., Inc., an Oregon corporation, to Herbert E. Edwards; Easements and rights of way of record or apparent on the land, if any.

(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,

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 \$16,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 17th day of April, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

April 17, 1978

Personally appeared the above named James L. Rust and Mata Ann Rust, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-19-81

STATE OF OREGON, County of Klamath

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:

James L. Rust, et ux
Box 608
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS
Roger P. Enell, et ux
Box 597
Ely, Oregon 97622

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Roger P. Enell
Box 597
Ely, Oregon 97622

NAME, ADDRESS, ZIP
If a change is requested all our statements shall be sent to the following address:
Box 597
Ely, Oregon 97622

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 17th day of April, 1978, at 2:44 o'clock P.M., and recorded in Book M78 on page 7454 or as file/reel number 46424.

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

Wm. D. Milne
By: Lemuel H. DeLoach Recording Officer Deputy

Fee \$3.00