

1-1-74

48406

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Rollin V. Tuter and
Berdene F. Tuter, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Daniel J.
Duff and Doris V. Duff,

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 ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

A parcel of land situated in Section 31, T39S, R8E, W.M., Klamath
County, Oregon being more particularly described as follows:
Beginning at the most northerly corner of Lot 1, Block 1 of Keno
Hillside Acres, a duly platted subdivision in said Klamath County;
thence N74°38'55" W, 321.00 feet; thence S52°32'46"W, 130.00 feet to
the northeasterly right-of-way line of Oregon Highway No. 66; thence
N38°33'58" W along said right-of-way line, 100.00 feet; thence N52°
32'46"E, 241.98 feet; thence N85°58'50"E, 204.95 feet; thence S02°
00'10"E, 74.82 feet to the beginning of a curve to the left; thence
along the arc of a 250.00 feet radius curve to the left (delta =
43°55'05"; long chord = S23°57'42"E, 186.97 feet) 191.62 feet to a
point on curve and the point of beginning containing 1.45 acres more
or less.

Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described
(for continuation of this deed see reverse side of this document)

(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 en-
tirety, 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 \$ 8000.00

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 22nd day of February, 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, } ss.
County of Klamath
February 22nd, 1978

Personally appeared the above named
Rollin V. Tuter and Berdene F.
Tuter, husband and wife,

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me: Donald B. Hamilton
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 3/20/81

STATE OF OREGON, County of } ss.

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 be-
half 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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

DANIEL J. DUFF
PO BOX 1543
KLAMATH FALLS, OR
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, } ss.

County of

I certify that the within instru-
ment 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

80801

10304

- premises lying within the limits of streets, roads or highways.
2. Right of way to California Oregon Power Company, recorded June 28, 1926 in Volume 72, page 48, Deed Records of Klamath County, Oregon.
 3. Right of Way to Pacific Power and Light Company, a Main corporation, recorded January 21, 1966 in Volume M66, page 604, Microfilm Records of Klamath County, Oregon.
 4. Conditions as contained in deed recorded June 21, 1973 in Volume M73, page 7803, Microfilm Records of Klamath County, Oregon.
 5. Reservations as contained in deed recorded January 17, 1977 in Volume M77, page 803 and 800, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath First Federal

this 17th day of May A. D. 1978 at 2:32 clock P. M., and

is recorded in Vol M78 of Deeds on Page 10303

Wm D. MILLER, County Clerk

By Bernetha H. Ketch

Fee \$6.00