

01-11253 A-29340

49894

WARRANTY DEED-TENANTS BY ENTIRETY Vol. M78 Page 12496

KNOW ALL MEN BY THESE PRESENTS, That McMAHAN KENNETH B. McMAHAN and ALETA E. SAGUNSKY and KATHERINE L. SAGUNSKY, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by BYRON T. SAGUNSKY, 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:

Lots 17, 18, 19 and 20 in Block 28, Mountain View Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SUBJECT TO: Reservations, Restrictions, Rights-of-Way, Easements of Record and Those Apparent Upon The Land and

1. Assessments and charges of the City of Klamath Falls for monthly sewer service.

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 those hereinabove set forth.

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 \$ 75,000.00

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 31 day of May, 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.

Kenneth B. McMahon
Aleta E. McMahon

STATE OF OREGON,
County of Klamath } ss.
May 31, 19 78.

STATE OF OREGON, County of _____, 19____ 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 _____

Personally appeared the above named Kenneth B. McMahon and Aleta E. McMahon and acknowledged the foregoing instrument to be 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.

Before me: *[Signature]*
Notary Public for Oregon
My commission expires 5-14-80

Notary Public for Oregon
My commission expires: _____

Mr. & Mrs. Kenneth McMahon
1873 Benson
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Byron Sagunsky
8744 Merribrook Drive
Sacramento, California 95826
GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. & Mrs. Byron Sagunsky
8744 Merribrook Drive
Sacramento, California 95826
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Mr. & Mrs. Byron Sagunsky
8744 Merribrook Drive
Sacramento, California 95826
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 12th day of June, 19 78, at 3:14 o'clock P.M., and recorded in book M78 on page 12496 or as file/reel number 49894
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
[Signature] Recording Officer
Deputy
Fee 3.00