

56998

TIA #M-38-16212-6

1-1-74

56998

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. 1778

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KNOW ALL MEN BY THESE PRESENTS, That Jerry Wetzel

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Arthur Bigiogno and Virginia Bigiogno, 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:

PARCEL 1 Government Lots 19 and 20, Section 17, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2 The NE 1/4 and Government Lots 5 and 11, Section 20, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Taxes for the year 1978-1979 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. The rights of the public in and to any portion of the herein described premises lying within the limits of public roads and highways.

(For continuation of this deed see reverse side of this deed.)

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,

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 \$246,000.00

However, the actual consideration consists of or includes other property of value given or promised which is the whole or 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 thereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of October, 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)

Jerry Wetzel
Jerry Wetzel

STATE OF OREGON,
County of Klamath } ss.
October 19, 1978

Personally appeared the above named
Jerry Wetzel

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

Before me,
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3-22-81

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19_____,
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:
Notary Public for Oregon
My commission expires:
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Arthur Bigiogno
542 Main Street
Salem, California 95960

NAME, ADDRESS, ZIP

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

Dept. of Veterans' Affairs
General Services Bldg.
1225 Ferry S.E.
Salem, OR

NAME, ADDRESS, ZIP

97310

STATE OF OREGON, } ss.
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.

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

Recorded

Recorded : March 6, 1958

Book : 298

Page: 25

In favor of : Pacific Power and Light Company

6. Subject to a mortgage dated December 22, 1976, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which mortgage Grantees herein hereby assume and agree to pay according to its terms and also hereby assume the obligation of Jerry Wetzel under the terms of the instruments creating the loan to indemnify the VA, said instrument being recorded December 29, 1976, in Book M-76, at page 20824, on which the balance currently due is \$146,026.88 with interest paid to October 1, 1978

7. Subject to a mortgage dated April 13, 1978, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which mortgage Grantees herein hereby assume and agree to pay according to its terms and also hereby assume the obligation of Jerry Wetzel under the terms of the instruments creating the loan to indemnify the VA, said instrument being recorded April 13, 1978, in Book M-78, at page 7122, on which the balance currently due is _____ with interest paid to _____ 1978.

8. Grantees herein assume and agree to pay the existing mortgage against said property, on which the balance currently due is \$ 21,200.00 with interest paid to April 14, 1978, and to perform in full the terms and conditions, thereof, said mortgage having been made by Jerry Wetzel, mortgagor, and James M. Hansen and Shirley A. Hansen, husband and wife, mortgagees, on April 13, 1978, and recorded at page 8072 of Volume M-78, Book of Mortgages, Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss

ed for record at request of Transamerica Title Co.

19th day of October A. D. 1978 at 3:44 clock P. M., and

July, recorded in Vol. M78, of Deeds

23531

Wm D. MILNE, County Clerk

By Denneth H. Kelch

Fee \$6.00

MODERNO ROBERTO

Continued

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EL 1000

Defendant's name: [REDACTED]

2017-18 2016-17 2015-16 2014-15 2013-14

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