

L#014 1727

MTC - 7336

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

1-1-74

60015

WARRANTY DEED—TENANTS BY ENTIRETY

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97201

Vol. 178 Page 28436

KNOW ALL MEN BY THESE PRESENTS, That Elwood F. Sine and Lorraine S. Sine, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Marcel J. Marquess and Iona L. Marquess, 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:

A portion of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 35, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 30 feet North and 163.0 feet East of the Southwest corner of said Section 35; thence North and parallel with the West line of said Section, 148 feet; thence East and parallel with the South line of said Section, 60 feet; thence South and parallel with the West line of said Section, 148 feet; thence West and parallel to and 30 feet North of South line of said Section, 60 feet, more or less, to the point of beginning.

Subject, however, to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways. (For continuation of this document, 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 \$48,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is~~ (The sentence between the symbols "if", 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 15th day of December, 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)

Elwood F. Sine
Elwood F. Sine
Lorraine S. Sine
Lorraine S. Sine

STATE OF OREGON,

County of Klamath

December 15, 1978

ss.

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 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)

(OFFICIAL SEAL)

Ernest V. Braun
Ernest V. Braun

Notary Public for Oregon

My commission expires 11-12-82

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

ELASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

ELASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Right-of-way as contained in deed from Joseph Kraus, recorded June 3, 1938, in Volume 116, page 53, Deed Records of Klamath County, Oregon, which recites as follows:
 "Save and except a right-of-way for existing irrigation ditches now on said premises."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____

this 21st day of December A. D. 1978 11:51 of 11 o'clock A.M., on

it is recorded in Vol. M-78, of Deeds on Page 28434

Fee \$6.00

Wm D. MILNE, County Clerk
 By Jaqueline J. Meiler