

K-32037

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

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That JOSE LEDESMA and MARLY LEDESMA

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ANTONIO G.

PEREZ and ISABEL C. PEREZ, 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:

The E½ of Lot 20 in Block 5 of First Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, subject to the following:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations contained in Deed executed by Manhattan Company, a corporation to F. L. Weaver and Elsie R. Weaver, husband and wife, dated November 17, 1936, recorded November 28, 1936, in Deed Volume 107 page 497, records of Klamath County, Oregon.

(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

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 \$ 15,000.00

(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 15th day of June, 1979, 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)

Jose Ledesma

Marly Ledesma

STATE OF OREGON,

County of Klamath

June 15th, 1979

Personally appeared the above named

Jose Ledesma and Marly Ledesma

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

Before me: *Quentin D. Steele*

Notary Public for Oregon
My commission expires 9/1/79

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: _____

Jose Ledesma & Marly Ledesma

3231 Hilyard

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Antonio G. & Isabel C. Perez

3341 Altamont Drive

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Quentin D. Steele, Attorney at Law

133 North Fourth Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Antonio G. & Isabel C. Perez

3341 Altamont Drive

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
19th day of June, 1979,
at 3:59 o'clock P.M., and recorded
in book M79 on page 14420 or as
file/reel number 69244

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By *D. Milne* Recording Officer
By *Bernetha J. Hulsch* Deputy

Fee \$3.00