

1-1-74

69577

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That THOMAS F. CARTER and LILLIAN N. CARTER, also known as LILLIAN N. CARTER, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAY W. SHANOR and NAOMI R. SHANOR, 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 E½W½NW¼SE¼ and the W½E½NW¼SE¼ of Section 28, Township 34 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon, lying Southerly of the Chiloquin, Agency Highway #422.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations as set forth in deed from Alameda Lotches Isaacs Ashworth, et vir, to Klamath Lumber & Box Company, recorded September 14, 1956 in Book 286 at page 526, Deed Records.
3. All subsurface rights except water are hereby reserved by the grantors in deed recorded September 14, 1956 in Book 286 at page 526, Deed records.

(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 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 \$ 12,000.00

However, the actual consideration consists of or includes other property or 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 hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11 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)

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Thomas F. Carter

+

Lillian N. Carter

STATE OF OREGON, Washington)

County of King, June 11, 1979

Personally appeared the above named Thomas F. & Lillian N. Carter

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

Before me: [Signature]

(OFFICIAL SEAL)

Notary Public for Oregon, Washington
My commission expires 12-15-81

STATE OF OREGON, County of) ss.

Personally appeared _____, 19____, 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)

Thomas F. & Lillian N. Carter
11419 SE 225th St.
Kent, WA 98031

GRANTOR'S NAME AND ADDRESS

Jay W. & Naomi R. Shanor
9342 Appleby
Downey, CA 90240

GRANTEE'S NAME AND ADDRESS

After recording return to:
Jay W. & Naomi R. Shanor
9342 Appleby
Downey, CA 90240

NAME, ADDRESS, ZIP

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

Jay W. & Naomi R. Shanor
9342 Appleby
Cowney, CA 90240

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath) ss.

I certify that the within instrument was received for record on the 25th day of June, 1979, at 3:35 o'clock P.M., and recorded in book M79 on page 14997 or as file/reel number 69577.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By D. Milne, Recording Officer
By [Signature], Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE