

04-11667 KCIT K-32261

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

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

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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Steven Pettit

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jonathan P. Chudnoff and Naeng-Noi Chudnoff, 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:

Lot 4, Block 105, BUENA VISTA Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. SAVING AND EXCEPTING that portion thereof deeded to the State of Oregon in Deed Volume 289 on page 611, records of Klamath County, Oregon.

Subject, however, to the following:

1. The taxes for 1979-1980 are now a lien, but not yet payable.
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
3. Access Restrictions as disclosed by Deed from Don F. Nolan, et al to State of Oregon, by and through its State Highway Commission, dated February 6, 1957 and recorded February 15, 1957 in Deed Volume 289 on page 611, records of Klamath County, Oregon, including the terms and provisions thereof.

(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 \$26,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is~~ ~~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 6 day of August, 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)

STATE OF OREGON,

County of Klamath

ss.

On this the 6<sup>th</sup> day of August, 1979

Ralph L. Pettit

personally appeared

who, being duly sworn (or affirmed), did say that he is the attorney in fact for Steven Pettit

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Susan K. Karsch

(Signature)

12-6-81

Notary Public for Oregon

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 7th day of August, 1979, at 3:34 o'clock P.M., and recorded in book 1779 on page 18792 or as file/reel number 71987.

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

Wm. D. Milne

Recording Officer

By: [Signature] Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS+L 540 Main

NAME, ADDRESS, ZIP

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

KFFS+L 540 Main

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

79 AUG 7 PM 3 34