

1-174

72695

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1179 Page 19880

KNOW ALL MEN BY THESE PRESENTS, That Leslie Lequieu and LaVerna Lequieu, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Kenneth H. Duncan and Evelyn R. Duncan, 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:

N $\frac{1}{2}$ S $\frac{1}{2}$ E $\frac{1}{4}$, N $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{4}$, the West 30 feet of the S $\frac{1}{2}$ S $\frac{1}{2}$ N $\frac{1}{2}$ E $\frac{1}{4}$, the West 30 feet of the N $\frac{1}{2}$ S $\frac{1}{2}$ E $\frac{1}{4}$ and all that portion of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ lying North on that certain 21.11 acres deeded to Klamath County for dump ground; all in Section 27 Township 40 South, Range 12 East of the Willamette Meridian.

Subject, however, to the following:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1978-1979 and possibly prior years have been deferred pursuant to ORS 308.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.

2. Easement, including the terms and provisions thereof, executed by Leslie Lequieu and LaVerna Lequieu, husband and wife, to Jirach corporation, dated November 9, 1969, recorded December 9, 1969, in MCO page 10179, (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 \$12,000.00. 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 4 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.

Leslie Lequieu
Leslie Lequieu

LaVerna Lequieu
LaVerna Lequieu

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath,
June 4, 1979.

ss.

STATE OF OREGON, County of _____, 19____ 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.

Personally appeared the above named Leslie Lequieu and LaVerna Lequieu, husband and wife,

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

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.

(OFFICIAL SEAL)

Before me, Reginald R. Lequieu
Notary Public - Oregon
My Commission Expires 7/1/81

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:

Kenneth and Evelyn Duncan
P.O. Box 91
Malin, Oregon 97632

NAME, ADDRESS, ZIP

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

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.

SPACE RESERVED FOR RECORDER'S USE

By: _____ Recording Officer
Deputy

19891.

Microfilm Records of Klamath County, Oregon.

3. Easement, including the terms and provisions thereof, executed by Kenneth H. Duncan and Evelyn R. Duncan, husband and wife, to Jirach Corporation, a California corporation, dated September 19, 1969, recorded April 3, 1970, in M70 page 2630, Microfilm Records of Klamath County, Oregon.

4. Right of way option, including the terms and provisions thereof, executed by Kenneth H. Duncan, Evelyn R. Duncan, Leslie Lequieu and Laverna Lequieu, to Pacific Power & Light Company, a corporation, dated September 15, 1975, recorded September 15, 1975, in M75 page 10942.

5. Agreement to extend right of way option, including the terms and provisions thereof, executed by Kenneth H. Duncan, Evelyn R. Duncan, Leslie Lequieu and Laverna Lequieu to Pacific Power and Light Company, dated August 10, 1976, recorded August 10, 1976, in M76 at page 12341, Microfilm Records of Klamath County, Oregon.

6. Right of way easement, including the terms and provisions thereof, executed by Leslie Lequieu, LaVerna Lequieu, Kenneth H. Duncan and Evelyn R. Duncan, to Pacific Power & Light Company, a corporation, dated September 5, 1978, recorded September 7, 1978, in M78 page 19703, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title

this 22 day of August A. D. 1979 at 10:14 A.M. o'clock M., and

truly recorded in Vol. 479, of Deeds on Page 19890

Fee: \$7.00

Wm D. MILNE, County Clerk

By Bernard J. Fitch