

1-1-74

K-32473 74868 WARRANTY DEED—TENANTS BY ENTIRETY Vol. 179 Page 23670

KNOW ALL MEN BY THESE PRESENTS, That Michael C. Matwich and Brenda S. Matwich, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dennis A. Burtenhouse and Norma Gayle Burtenhouse, 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 SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 33, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner thereof and running thence along the Easterly boundary thereof; South, 300 feet; thence leaving said Easterly boundary West 300 feet; thence parallel to said Easterly boundary, North 300 feet to a point of the Northerly line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$; thence along said Northerly line, East 300 feet to the point of beginning.

TOGETHER WITH easement over the following described parcel of real property located and described in document recorded October 17, 1941, in Book 142, page 1, Deed Records, lying within the Easterly 300 feet of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian. For ingress and egress to and from the following described property, (For continuation, see reverse side.)

(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 \$50,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 1 day of October, 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.
October 1, 1979

Personally appeared the above named Michael C. Matwich and Brenda S. Matwich, husband and wife,

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

Before me: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8.5.83

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: [Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Dennis Burtenhouse
Star House
Dawyer
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
DVA
Salem, Or
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

SPACE RESERVED FOR RECORDER'S USE

to wit: That certain portion of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 38 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian. Beginning at the Northeast corner of the said SE $\frac{1}{4}$ NE $\frac{1}{4}$ extending due South 300 feet; thence West 300 feet; thence North 300 feet; thence East 300 feet to the point of beginning.

Subject, however, to the following:

1. Taxes for the year 1979-1980 are now a lien but not yet payable.
2. We are informed that a mobile home is situated upon the herein described land. A policy of title insurance does not insure said mobile home or the title thereto, unless the mobile home is permanently affixed to and part of the land described herein. If this is so and the mobile home is to be insured as part of the realty, please advise us in writing that such insurance is desired and that the mobile home is permanently affixed to the land. If insured as a part of the realty, the following exception will appear: "Subject to the requirements and provisions of O.R.S. Chapter 481 pertaining to the registration and transfer of ownership of mobile homes and any interest or liens disclosed thereby."
3. Resolution of the Oregon State Highway Commission pertaining to abandoned right of way copy of which was recorded October 17, 1941, in Book 142 at page 1, Deed Records of Klamath County, Oregon.
4. Mortgage, including the terms and provisions thereof, executed by Michael C. Matwisch and Brenda S. Matwisch, husband and wife, to State of Oregon, represented and acting by the Director of Veterans' Affairs, dated February 24, 1978, recorded February 24, 1978, in M78 page 3587, Microfilm records of Klamath County, Oregon, given to secure the payment of \$36,005.00, which Grantees herein agree to assume and pay, the unpaid principal balance of which is \$34,969.97, with interest paid to September 11, 1979.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 2nd day of October A. D. 1979 at 3:54'clock P. M., on:

filed recorded in Vol. M79, of Deeds on Page 23370

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha H. Hitchcock