

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 3460

KNOW ALL MEN BY THESE PRESENTS, That ALDO BALDUCCI and MERRIAM BALDUCCI, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FRANK CAPUTO and BETTY J. CAPUTO

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:

As to an undivided $\frac{1}{2}$ interest in the following described real property:

Lot 4, in Block 4 of TRACT NO. 1052, CRESCENT PINES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO beginning at the southeast corner of Lot 4, Block 4 of TRACT No. 1052, Crescent Pines, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North $89^{\circ} 41' 20''$ W. 180.85 feet to the southwest corner of said lot 4; thence South $0^{\circ} 18' 40''$ W. 200 feet, more or less, to a point on a line 5.0 feet northerly of the north bank of Crescent Creek; thence Northeasterly along a line 5.0 feet northerly of said bank to its intersection with the east line of Section 18, Township 24 South, Range 7 East of the Willamette Meridian; thence North $1^{\circ} 03' 43''$ East 70 feet, more or less, to the point of beginning-----

(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 easements, conditions and restrictions of record

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 \$ 1.00

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 25th day of February, 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)

x *A. A. Balducci*
x *Merriam J. Balducci*

STATE OF OREGON, }
County of Linn } ss.
February 25, 1979.

STATE OF OREGON, County of _____) ss.
_____, 19____

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:

(OFFICIAL SEAL)

Personally appeared the above named
Aldo Balducci and Merriam
Balducci, husband and wife

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

Before me:
(OFFICIAL SEAL) *Paul H. Kuebrich*
Notary Public for Oregon
My commission expires 5/22/79

Notary Public for Oregon
My commission expires:

Aldo & Merriam Balducci
60983 McMullen Drive
Bend, Oregon 97701

GRANTOR'S NAME AND ADDRESS

Frank & Betty J. Caputo
1130 24th SW
Albany, Oregon 97321

GRANTEE'S NAME AND ADDRESS

After recording return to:

Paul H. Kuebrich, Atty. at Law
P.O. Box 1557
Albany, Oregon 97321

NAME, ADDRESS, ZIP

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

Frank & Betty J. Caputo
1130 24th SW
Albany, Oregon 97321

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 21st day of February, 1980, at 11:52 o'clock AM., and recorded in book M80 on page 3460 or as file/reel number 80997, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *Penelope H. Fitch* Recording Officer
Deputy

Fee \$3-50

180 FEB 21 AM 11 52

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