

1-1-74

86341

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M80 Page 12198

KNOW ALL MEN BY THESE PRESENTS, That Charles F. Mateson and Donna K. Mateson, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Erik A. Peterson and Carolyn L. Peterson, 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: Lots 4, 5, 12 and 13, Block 3, BEATTY, is the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Reservations as set forth in Deed from the United States of America to Claire McNair, recorded January 18, 1960 in Book 318 at page 331, Deed Records of Klamath County, Oregon.

(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 \$11,975.00. 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 1st day of July, 1980; 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)

Charles F. Mateson  
Charles F. Mateson

Donna K. Mateson  
Donna K. Mateson

STATE OF OREGON,  
County of Klamath  
July 1, 1980

STATE OF OREGON, County of Klamath  
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.

Personally appeared the above named Charles F. Mateson and Donna K. Mateson, husband and wife,

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

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 2/14/81

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Transamerica Title-Attent: Julie  
600 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as now listed

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of July, 1980, at 3:47 o'clock P.M., and recorded in book M80 on page 12198 or as file/reel number 86341.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By Bernetha H. Hato Deputy

Fee \$3.50