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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178

Page

15726



KNOW ALL MEN BY THESE PRESENTS, That

CURTIS LEE POTTER and MARY E. POTTER, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by

ERNIE MARTINEZ and THERESA MARTINEZ, 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 parcel of land situated in the N $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Southerly boundary of Denver Avenue, from which the monument marking the Northwest corner of said Section 11, bears South 89°58'50" West 552.6 feet and North 00°13'30" West 1692.5 feet distant; thence North 89°58'50" East, along the said Southerly boundary of Denver Avenue, 127.5 feet to a 5/8 inch aluminum capped monument; thence South 00°07' East 302.0 feet to a 5/8 inch aluminum capped monument; thence South 89°56'20" West 126.7 feet; thence North 00°15'30" West 302.05 feet 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 those as shown on the reverse side hereof

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 \$15,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which) (The sentence between the symbols @, if not applicable, should be deleted. See ORS 92.020.)

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 18th day of AUGUST, 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)

CURTIS LEE POTTER

MARY E. POTTER

STATE OF OREGON,)
County of Klamath) ss.
August 18, 1980.

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 _____

Personally appeared the above named
Curtis Lee Potter and Mary E.
Potter, his wife

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3/30/81

Before me:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Mr. & Mrs. Curtis Lee Potter
4326 Denver Avenue
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Mr. & Mrs. Ernie Martinez
Route 5, Box 925-B
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ernie Martinez
Route 5, Box 925-B
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Ernie Martinez
Route 5, Box 925-B
Klamath Falls, Oregon 97601
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

15727

15727

EXCEPTIONS:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Reservations and restrictions as shown in deed from George M. Burton and Sarah Burton, Husband and wife, to Joe Silvey and Clara Silvey, Husband and Wife, dated July 27, 1942, recorded July 16, 1947 in Book 208 at page 463, Deed Records and in deeds from George H. Burton, et ux., to Jerome D. Henry and Edwina M. Henry, husband and wife, recorded in Book 184 at page 193 and in Book 187 at page 353, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 19th day of August A. D. 1980 at 3:46 clock P. M., and
fully recorded in Vol. 430, of Deeds on Page 15726

Wm D. MILNE, County Clerk

Fee \$7.00

By Bernetha A. Heloach