

1-1-74

89160

WARRANTY DEED—TENANTS BY ENTIRETY

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16678



KNOW ALL MEN BY THESE PRESENTS, That EDWARD L. GUZE and GRACE DELCONTE

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOAQUIN SOUZA and PHOEBE SOUZA

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:

Lot 27, Block 51, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to reservations and restrictions as contained in plat dedication, to wit: "subject to a 16-foot easement centered on the back and side lines of all lots for future public utilities and to all easements and reservations of record."

(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 \$ 2,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28th 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)

STATE OF OREGON,

County of Klamath

August 28, 1980

Personally appeared the above named

Edward L. Guze and Grace DelConte

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2-6-82

STATE OF OREGON, County of Klamath

August 28, 1980

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)

Notary Public for Oregon

My commission expires:

Edward L. Guze & Grace DelConte
5324 Summers Lane
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Joaquin Souza & Phoebe Souza
487 Del Norte
Corning, CA 96021

GRANTEE'S NAME AND ADDRESS

After recording return to:

Joaquin Souza & Phoebe Souza
487 Del Norte
Corning, CA 96021

NAME, ADDRESS, ZIP

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

Joaquin Souza & Phoebe Souza
487 Del Norte
Corning, CA 96021

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of September, 1980, at 2:20 o'clock P.M., and recorded in book/reel/volume No. M80 on page 16678 or as document/fee/file/instrument/microfilm No. 89160 Record of Deeds of said county.

Witness, my hand and seal of County affixed.

Wm. D. Milne
By Bernetha Shetlock Deputy

Fee \$3.50

SEP 3 PM 2 20