

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1780 Page 17744

EDWARD J. PULASKI

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LARRY C. HEATON AND PAMALA A. HEATON, 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:

In Township 37 South, Range 9 East of the Willamette Meridian:

Section 28: That part of the SW $\frac{1}{4}$ that lies West of Old Fort Road, and that part of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ that lies West of Old Fort Road.

Section 29: That part of the SE $\frac{1}{4}$ that lies East of that certain 60-foot road easement described in Deed Volume m-73 on page 16734, and that part of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ that lies East of said easement.

TOGETHERWITH, a 1/4 interest in irrigation pump, well, reservoir and ditches;

(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 described on exhibit A attached hereto

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 \$ 90,000.00

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 24 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.

Edward J. Pulaski

(If executed by a corporation, affix corporate seal)

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

Personally appeared _____, 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 _____

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:

STATE OF OREGON, County of _____, 19 _____ ss.
County of _____, 19 80.

Personally appeared the above named Edward J. Pulaski

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

Before me:

Betty Ann Harness
Notary Public for Oregon, California
My commission expires 6/21/83

Edward J. Pulaski
19762 MacArthur Blvd Suite 200
Irvine, CA 92715

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Larry C. Heaton
1885 Lakeshore Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Larry Heaton
c/o J. Anthony Giacomini
635 Main Street, Klamath Falls,
NAME, ADDRESS, ZIP OR 97601

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

Dept. of Veteran's Affairs
1225 Ferry St. SE
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON.

County of _____ ss.

I certify that the within instrument was received for record on the _____ day of _____, 19 _____ at _____ o'clock _____ M., and recorded in book/reel volume No. _____ on page _____ or as document fee file/instrument/microfilm No. _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

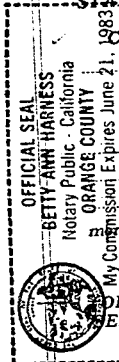
NAME

TITLE

By

Deputy

80 SEP 18 PM 3 24



1. Taxes for the 1980-81 are now a lien but not yet payable.
2. Reservations and restrictions contained in deed from Frances E. Boyd et ux to W. Devereus recorded in Deed Vol. 24 page 433, records of Klamath County, Oregon, as follows: "...saving and except the cabin on said land, which she reserves and may remove at her pleasure." Affects W¹/₄SE¹/₄ and SE¹/₄SE¹/₄ Section 29 and NE¹/₄NE¹/₄ Section 32 Township 37 S., R. 9 E.W.M.
3. Right of way, including the terms and provisions thereof, by and between Lewis Hagelstein and Nona B. Hagelstein and Pacific Power & Light Co., dated November 22, 1968, recorded December 13, 1968, in Volume M-68, page 10815, Deed records of Klamath County, Oregon.
4. Easement for roadway purposes as disclosed in deed from Lewis L. Hagelstein and Nona B. Hagelstein, to Clifford J. Emmich, dated December 21, 1973, and recorded December 31, 1973 in Volume M-73 on page 16734 and re-recorded January 14, 1974, in Volume M-74 on page 458, Deed records of Klamath County, Oregon.
5. Contract, including the terms and provisions thereof, by and between Lewis L. Hagelstein and Nona B. Hagelstein, as sellers and Winifred L. Emmich, as purchaser, dated January 2, 1976, recorded January 22, 1976, in Volume M-76, page 1071, Deed records of Klamath County, Oregon. (Contains additional property), which said contract Grantees herein agree to assume and pay according to its terms.
6. Contract, including the terms and provisions thereof, by and between Winifred L. Emmich as seller and Edward J. Pulaski, as purchaser, dated April 30, 1976, recorded May 18, 1976, in Volume M-76, page 7349, Deed records of Klamath County, Oregon.
By Assignment of Contract, dated September 26, 1977, and recorded September 26, 1977 in M-77 on page 18012, records of Klamath County, Oregon, Winifred L. Emmich assigned her interest in said Contract to Lewis and Nona B. Hagelstein, which said contract Grantees herein agree to assume and pay according to its terms.
7. Easements to an existing well in the SE¹/₄ of Section 29, Township 37 South, Range 9 East of the Willamette Meridian, including the terms and provisions thereof, as disclosed by Deed from Lewis L. Hagelstein and Nona B. Hagelstein, husband and wife to Robert Anthony and Lisa D. Anthony, husband and wife, Dated January 30, 1980, and recorded January 30, 1980 in Volume M-80 page 1950 Deed records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
 this 13th day of September, A. D. 19 80 at 1:24 clock P. M., or
 duly recorded in Vol. M80, of Deeds on Page 17744
 By Wm. D. MILNE, County Clerk
Bernetha H. Hild