

58-22177

1-1-74

90621

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1780 Page 19004

KNOW ALL MEN BY THESE PRESENTS, That DARIUS L. HIGGINS and HELEN V. HIGGINS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MICHAEL D. LUNETTA and CHRISTINE MAY LUNETTA, 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:

The S½ of N½ of SW¼ of NW¼ of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Covenants, easements and retrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded: December 22, 1958

Book: 308

Page: 79.

(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 \$42,000.00. 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 30th day of September, 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 } ss.
September 30, 1980

Personally appeared the above named
Darius L. Higgins & Helen V. Higgins

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

(OFFICIAL SEAL)

Before me:
Jana B. Kalita

Notary Public for Oregon

My commission expires 12-25-82

Darius L. Higgins

Helen V. Higgins

STATE OF OREGON, County of Klamath } ss.
September 30, 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 _____

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Darius L. Higgins, et ux

P.O. Box 352

Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Michael D. Lunetta, et ux

P.O. Box 199

Chemult, OR 97731

GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael D. Lunetta, et ux

P.O. Box 199

Chemult, OR 97731

NAME, ADDRESS, ZIP

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

Michael D. Lunetta, et ux

P.O. Box 199

Chemult, OR 97731

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of October, 1980, at 2:37 o'clock P. M., and recorded in book/reel/volume No. 1180 on page 19004 or as document fee file/instrument/microfilm No. 90621. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Deputy