

FRONTIER

94465

WARRANTY DEED—TENANTS BY ENTIRETY

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271

WITNESSETH THAT ALL MEN BY THESE PRESENTS, That **James E. Crum and Lois L. Crum, husband and wife,**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **Ralph J. Cardone and Wendy S. Cardone**, 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 14, Block 2, as shown on the map entitled "KLAMATH RIVER SPORTSMAN'S ESTATES" filed in the office of the County Clerk, Klamath County, Oregon.

Subject, however, to the following:

1. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded : **May 6, 1968, Volume M68, Page 4084, Klamath County Microfilm Records.**
2. Set back provisions as delineated on the recorded plat, 20 feet from the Northern lot line.
3. Utility easements as delineated in the dedication of plat along the Southern, Western and Eastern 8 feet.

(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 \$ **60,750.00**.
~~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 ⓪, 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 **5th** day of **January**, 19 **81**, 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)

James E. Crum
James E. Crum
Lois L. Crum
Lois L. Crum

TO 1944 CA (8-74)

(Individual)

STATE OF CALIFORNIA

COUNTY OF **Los Angeles**

SS.

On **January 5, 1980**

State, personally appeared

James E Crum & Lois L Crum before me, the undersigned, a Notary Public in and for said



TITLE INSURANCE AND TRUST

A TICO COMPANY

) ss.

ing duly sworn,
 he former is the
 the latter is the

known to me to be the person **s** whose name **are** subscribed to the within instrument and acknowledged that **they** executed the same.

WITNESS my hand and official seal.

Signature

Janet J. Schruiff
Janet J. Schruiff



OFFICIAL SEAL
JANET J. SCHRUIFF
 NOTARY PUBLIC-CALIFORNIA
 PRINCIPAL OFFICE IN
 LOS ANGELES COUNTY
 My Commission Expires June 11, 1984

(OFFICIAL SEAL)

STATE OF OREGON,

SS.

County of **Klamath**

I certify that the within instrument was received for record on the **7th** day of **January**, 19 **81**, at **2:53** o'clock **P.M.**, and recorded in book/reel/volume No. **M81** on page **271** or as document/fee/file/instrument/microfilm No. **94465**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By *Bernetha M. Helich* Deputy
 NAME TITLE

Fee \$3.50

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ralph J. Cardone
Ashland Star Route
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STAPLE HERE

81 JAN 7 PM 2 53