

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

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2474



KNOW ALL MEN BY THESE PRESENTS, That LESLIE LEQUIEU & LAVERNA LEQUIEU, h & w, and KENNETH H. DUNCAN and EVELYN R. DUNCAN, h & w, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DONALD G. MICKA and ELSIE MICKA

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 SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 40 South, Range 12 East of the Willamette Meridian, EXCEPTING THEREFROM a tract of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 40 South, Range 12 East, W.M., more particularly described as follows: Beginning at the Southwest corner of the SE $\frac{1}{4}$ SE $\frac{1}{4}$; thence North along the West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 208.71 feet; thence East parallel to the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 417.42 feet; thence South parallel to the West line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 208.71 feet; thence West along the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ a distance of 417.42 feet to the point of beginning.

SUBJECT TO: (1) Right of Way Option, including the terms and provisions thereof, between Kenneth H. Duncan and Evelyn R. Duncan, Leslie LeQuieu and LaVerna LeQuieu, grantors, and Pacific Power & Light Company, a corporation, grantee, dated September 15, 1975, recorded September 15, 1975 in Volume M75 page 10942, Microfilm records of Klamath County, Oregon.

(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.

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 \$ 4,500.00

the whole of the above described premises, together with all the rights and appurtenances thereto in anywise by law in anywise connected with the same, to the said grantees, their heirs and assigns forever.

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 1st day of June, 1976, 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.

Evelyn R. Duncan *Kenneth H. Duncan*

(If executed by a corporation, affix corporate seal)

Leslie LeQuieu
LaVerna LeQuieu

STATE OF OREGON,
County of Klamath } ss.
June 1st, 1976

Personally appeared the above named Leslie LeQuieu, LaVerna LeQuieu and Kenneth H. Duncan & Evelyn R. Duncan, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) *John F. Barku*

Notary Public for Oregon

My commission expires 8-7-79

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

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)

Leslie LeQuieu & LaVerna Lequieu
Kenneth H. Duncan & Evelyn R. Duncan
Rt. 1, Box 241D, Tulalake, Calif. 96134

GRANTOR'S NAME AND ADDRESS

Donald G. Micka & Elsie Micka
Star Route, Box 57
Malin, Oregon 97632

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath County Title Company
4835 South 6th Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Donald G. Micka & Elsie Micka
Star Route, Box 57
Malin, Oregon 97632

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 13th day of February, 1981, at 12:45 o'clock P.M., and recorded in book M81 on page 2474 or as file/reel number 2594.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Deputy