

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 11 Page 249

KNOW ALL MEN BY THESE PRESENTS, That Kenneth H. Kinsman and Linda I. Kinsman, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Thomas S. Curcio and Gertrude A. Curcio 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:

Lots 23, 24, 25 and 26, Block 1, ST. FRANCIS PARK, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of St. Francis Park.
5. Covenants, easements and restrictions, but omitting restrictions, (for continuation of this deed see reverse side of this document)

(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 \$ 12,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the~~ consideration (indicate which). (The sentence between the symbols⓪, 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 22nd day of April, 1981; 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)

Kenneth H. Kinsman
Kenneth H. Kinsman
Linda I. Kinsman
Linda I. Kinsman
STATE OF OREGON, County of _____) ss.
_____, 19____.

STATE OF OREGON, _____)
County of Klamath) ss.
April 22, 1981

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 _____

Personally appeared the above named Kenneth H. Kinsman and Linda I. Kinsman, husband and wife and acknowledged the foregoing instrument to be of their voluntary act and deed.

_____, 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) Margaret L. Hoakey
Notary Public for Oregon
My commission expires 3-30-85

Before me:

Notary Public for Oregon
My commission expires: _____

Kenneth H. Kinsman, et ux

GRANTOR'S NAME AND ADDRESS

Thomas S. Curcio, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Thomas S. Curcio
6767 Tingley Lane Space 36
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Thomas S. Curcio
6767 Tingley Lane Space 36
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.

County of _____

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.

NAME

TITLE

By _____

Deputy

201 APR 22 PM 3 43

700

if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : April 28, 1948 Book: 220 Page: 23 & 25

6. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$63,750

Dated : January 8, 1980

Recorded : January 18, 1980

Trustor : Carl L. Snyder, an unmarried person

Trustee : Transamerica Title Insurance Company

Beneficiary : Peoples Mortgage Company, a Washington

Corporation, which Grantees herein agree to assume and pay one-half of said mortgage, the present balance of which is \$63,439.61 with interest paid to April 1, 1981 to Peoples Mortgage Company, a Washington Corporation.

STATE OF OREGON, COUNTY OF Klamath, SE

Filed for record XXXXXXXXXXXX

This 22 day of April A.D. 1981 at 3:43 o'clock PM and

duely recorded in Vol. M 81 of DEEDS on PAGE 7249

FEE \$ 7.00

EVELYN BIEHN, County Clerk

By

Kazuo Onagel