

1-1-74

99889 Frontier 124

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M81 Page 9145

KNOW ALL MEN BY THESE PRESENTS, That John G. Maguire and Bonnie J. Maguire, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Scott J. DeVry and Beverly DeVry,

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:

A portion of the Southeast Quarter of the Northwest Quarter of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning 1320 feet East and 324 feet North of an iron pin driven into the ground on the Otis V. Saylor property in the Southwest Quarter of the Northwest Quarter of said section which iron pin is 30 feet East of the center of a road intersecting the Klamath Falls-Lakeview Highway from the North and 30 feet North of the center of said Highway; thence East 330 feet; thence North 132 feet; thence West 330 feet; thence South 132 feet to the place of beginning.

(For continuation of this document, see reverse side of this deed.)

(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 \$45,000.00. However, the actual consideration consists of or includes other property or value given or promised which is a part of the 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 31st day of December, 1979; 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.  
December 31st, 19 79

Personally appeared the above named John G. Maguire and Bonnie J. Maguire, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Gray B. Huber  
Notary Public for Oregon  
My commission expires 8-23-81

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)

John G. & Bonnie J. Maguire

GRANTOR'S NAME AND ADDRESS

Scott J. & Beverly DeVry

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Scott J. & Beverly DeVry  
2205 Patterson  
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

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_

Recording Officer  
Deputy

Subject, however, to the following:

9446

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet payable.
2. The rights of the public in and to that portion of the above property lying within the limits of public roadways.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
5. Reservations and Restrictions as shown in deed from A. J. Simmers, et ux., recorded August 3, 1945, in Book 178 at Page 413, Deed Records of Klamath County, Oregon, stated as follows:  
"Not more than two hogs shall be kept on said premises at any one time.

Rights of way for drainage and irrigation ditches are reserved."

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 \$15,000.00.

Dated : November 19, 1975

Recorded : November 24, 1975 in Volume M75, Page 14795, Klamath County Microfilm Records

Grantor : James W. Pinelli and Martha P. Pinelli

Trustee : Transamerica Title Insurance Company

Beneficiary : Equitable Savings & Loan Association, an Oregon corporation, which Buyers herein do not assume, but agree to pay on behalf of Sellers herein and agree to hold Sellers harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_

this 22nd day of May A.D. 1981 at 11:41 o'clock A.M.

duly recorded in Vol. M81, of Deeds on Page 9145

Fee \$7.00

EVELYN BIEHN, County Clerk

By Evelyn Biehn