

1-1-74

3119

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That
BETTY J. SHUCK

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by
JOHN ESPINOSA and DEBORAH E. ESPINOSA, 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 ap-
pertaining, situated in the County of Klamath, State of Oregon, as follows, to-wit:

Lot 11 in Block 2 of FIRST ADDITION TO SUNSET
VILLAGE, according to the official plat thereof
on file in the office of the County Clerk of
Klamath County, Oregon

SUBJECT TO: Reservations, restrictions, rights of way and easements of
record and those apparent on the land; and further subject to:

Mortgage, including the terms and provisions thereof, given to secure an
indebtedness with interest thereon and such future advances as may be
provided therein, dated August 31, 1973, recorded August 31, 1973, in
Volume M-73, page 11777, Microfilm Records of Klamath County, Oregon, in
the amount of \$28,500, wherein Richard S. Shuck and Betty J. Shuck appear
as Mortgagors and the State of Oregon, Department of Veterans Affairs appears
as Mortgagee, which mortgage Grantees assume and agree to pay according to
the terms thereof.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, 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 hereinabove set forth

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 \$ 48,500.00

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 12th day of August, 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)

Betty J. Shuck

STATE OF OREGON,)
County of Klamath) ss.
August 12, 1981

Personally appeared the above named

Betty J. Shuck

and acknowledged the foregoing instru-
ment to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Shirley D. Holmes*

Notary Public for Oregon

My commission expires 8/1/82

STATE OF OREGON, County of) ss.

Personally appeared

and
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

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)

Notary Public for Oregon

My commission expires:

Betty J. Shuck
3928 Grenada Way
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

John and Deborah Espinosa
3928 Grenada Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Office of Blair M. Henderson
426 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

John and Deborah Espinosa
c/o Department of Veterans Affairs
Salem, OR 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
12th day of August, 1981,
at 2:39 o'clock P.M., and recorded
in book/reel/volume No. M81 on
page 14312 or as document/fee/file/
instrument/microfilm No. 3119
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk

NAME

TITLE

By *Bertha A. Litch* Deputy

Fee \$3.50

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352