

1-1-74

4229

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 18

Page 154

KNOW ALL MEN BY THESE PRESENTS, That STANLEY M. DOWNS and C. ELOISE DOWNS, husband & wife, and IRA A. WOLCHIN and LOUISE H. WOLCHIN, husband & wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LAWRENCE MICHAEL MISCHIEL and BARBARA ELLEN MISCHIEL, 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 25, Block 1, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

1. Liens and assessments, if any, of Rainbow Park - Pine Ridge Special Road District.
2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.
3. Existing power and telephone lines as shown on the recorded plat.
4. A 20 foot building setback line off Royal Coachman Drive, as shown on the recorded plat.

(for continuation of these exceptions, see reverse side)

(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 \$24,500.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols ①, 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 4th day of September, 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)

STATE OF OREGON, }
County of Klamath } ss.
September 4, 1981.

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

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 12-25-82

Notary Public for Oregon

My commission expires:

Downs and Wolchin

P.O. Box 333
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Lawrence Michael Mischiel, et ux
671 Los Osos Valley Road
Los Osos, CA 93402

GRANTEE'S NAME AND ADDRESS

After recording return to:

Lawrence Michael Mischiel, et ux

Same as above

NAME, ADDRESS, ZIP

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

Lawrence Michael Mischiel, et ux

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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/fec/file/instrument/microfilm No.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By

Deputy

16155

[illegible]

of 25, Block 1, KATHLOW-PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

100-443887-100

[illegible]

Exhausting power and telephone lines as shown on the recorded plat.

(this answer can, and should be, substantiated)

1. The Board of Directors of the Corporation has determined that the Corporation should not be a party to the proposed transaction.

(exceptions continued from front side)

5. Restrictions as shown on the recorded plat of Rainbow Park on the Williamson: "1. A building setback line and a future public utilities easement as shown on the annexed plat; 2. Any easements or right of ways of record and any further restrictions as shown in the recorded protective covenants."
6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 11, 1964 in Volume 356, page 116, Records of Klamath County, Oregon.

7. Reservations, including the terms and provisions thereof, as contained in Land Status Report in Deed from the United States of America to Ruth Allen Barfield, dated May 13, 1958, recorded May 15, 1958 in Book 299, page 394, Deed Records of Klamath County, Oregon.

8. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.
Dated: July 10, 1980

Recorded: July 11, 1980
Volume: M80, page 12927, Microfilm Records of Klamath County, Oregon

Amount: \$14,500.00

Grantor: Stanley M. Downs and C. Eloise Downs, husband and wife as to interest, and Ira A. Wolchin and Louise H. Wolchin, husband and wife as to undivided $\frac{1}{2}$ interest

Trustee: Mountain Title Company
Beneficiary: Roy E. Welsh and Mildred Welsh, husband and wife

The beneficial interest under said Trust Deed was assigned by instrument,
Dated: June 22, 1981

Recorded: June 25, 1981
Volume: M81, page 11475, Microfilm Records of Klamath County, Oregon

To: Town & Country Mortgage and Investment Co., an Oregon corporation

Grantee herein does not assume or agree to pay said trust deed and the note it secures and Grantor herein covenants to hold Grantee harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____
this 11th day of Sept., A.D. 19 81 at 11:50 o'clock AM., and
duly recorded in Vol. M-81, of Deeds on Page 16154
EVELYN BIEHN, County Clerk.

of _____
 BY EVELYN BIEHN, County Clerk.
[Signature]

Fee \$8.00