

MHC 2408

32541

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Lee R. McDaniel and Jaquetta L. McDaniel, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Claude W. Duke and Norma Jean Duke, 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:

NE $\frac{1}{4}$ NW $\frac{1}{4}$ , and part of the N $\frac{1}{2}$ NE $\frac{1}{4}$  lying West of the Sycan River, in Section 6, Township 35 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Reservations, terms and provisions thereof, as set forth in deed from United States of America to Jonathan M. Crume, et al., dated April 3, 1959, recorded April 14, 1959, in Deed Volume 311 at page 515, Records of Klamath County, Oregon.
2. Rights of the public and of Governmental bodies in and to any portion of the herein described property lying below high water mark of the Sycan River.
3. No liability is assumed if a financing statement is filed in the office of the County Clerk covering growing crops of fixtures wherein the land is (For continuation of this document, see reverse side of this deed.)

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 \$20,000.00. 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  $\odot$ , 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 27 day of December, 1978; 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)

Lee R. McDaniel  
Jaquetta L. McDaniel

STATE OF OREGON,

County of Klamath } ss.  
December 27 1978

STATE OF OREGON, County of } ss.  
19

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

Personally appeared the above named Lee R. McDaniel and Jaquetta L. McDaniel, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon  
My Commission Expires 7/21/79

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Claude & Norma Duke  
2989 Pioneer Hill Rd.  
Placerville, CA 95667  
NAME, ADDRESS, ZIP

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

Claude & Norma Duke  
2989 Pioneer Hill Rd.  
Placerville, CA 95667  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of } ss.  
I certify that the within instrument was received for record on the day of 19

SPACE RESERVED FOR RECORDER'S USE

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

described other than by metes and bounds, the rectangular survey system, or by recorded lot and block.

4. The rights of the public in and to any portion of the herein describe property lying within the limits of roads and highways.

5. Subject to a 60 foot wide easement for road along the Southerly boundary of the N $\frac{1}{2}$ N $\frac{1}{2}$  West of the Sycan River as set forth in Warranty Deed recorded August 18, 1964 in Deed Volume 355 at page 398.

STATE OF OREGON, )  
County of Klamath )  
Filed for record at request of

on this 16th day of Jan A.D. 19 84  
at 11:20 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
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**EVELYN BIEHN**, County Clerk

By Pam Smith Deputy

Fee 8.00