

40705

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1484 Page 15070

KNOW ALL MEN BY THESE PRESENTS, That ROBERT R. CLOUTIER and CAROLYN J. CLOUTIER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN BRENT ARNOLD and ALICE JEANNE ARNOLD, 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:

The South 450 feet of the north 900 feet measured perpendicular to the northline of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, Township 34 South, Range 7 East of the Willamette Meridian, lying Easterly of the centerthread of Spring Creek and Westerly of Highway 97.

SUBJECT to a 15 foot wide easement over the existing road which meanders somewhat parallel to Highway 97 and is near the East boundary of said property.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses."

(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 \$ 30,000.00

① 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). ① (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 25th day of July, 1984, 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)

MOUNTAIN TITLE COMPANY, INC. has recorded this instrument by request as an accommodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

Robert R. Cloutier

Carolyn J. Cloutier

STATE OF OREGON, HAWAII

County of Honolulu

July 27, 1984

STATE OF OREGON, County of) ss.

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:

Personally appeared the above named

Robert R. Cloutier & Carolyn J. Cloutier

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11/16/84

Robert R. Cloutier

Pacific Tower, Suite 938, 1001 Bishop St. Honolulu, HI 96813

GRANTOR'S NAME AND ADDRESS

John B. & Alice J. Arnold

4300 Waiialae Ave. No. 1005-B Honolulu, HI 96816

GRANTEE'S NAME AND ADDRESS

After recording return to:

John B. & Alice J. Arnold

Same as above

NAME, ADDRESS, ZIP

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

John B. & Alice J. Arnold

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 30th day of August, 1984, at 3:10 o'clock P.M., and recorded in book/reel/volume No. M84 on page 15070 or as document/tee/file/instrument/microfilm No. 40705, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By _____ Deputy

Fee: \$4.00