

46601

WARRANTY DEED—TENANTS BY ENTIRETY Vol. M85 Page 3380

3

KNOW ALL MEN BY THESE PRESENTS, That CLEMENT O. LESUEUR and SYLVIA C. LESUEUR, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DAVID L. KENT and KAREN A. KENT, 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:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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 stated on attached EXHIBIT "A" and those apparent upon the land, if any, as of the date of this deed. 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 \$76,587.51. 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 1st day of March, 1985, 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.

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.

STATE OF OREGON,

County of Klamath, ss. March 5, 1985.

Personally appeared the above named CLEMENT O. LESUEUR and SYLVIA C. LESUEUR, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me: Kristi L. Redd Notary Public for Oregon My commission expires 11/16/87

STATE OF OREGON, County of Klamath, ss. March 5, 1985.

Personally appeared

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)

(If executed by a corporation, affix corporate seal)

CLEMENT O. LESUEUR and SYLVIA C. LESUEUR 315 No. Third Street Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

DAVID L. KENT and KAREN A. KENT 3530 Hope Street Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

MOUNTAIN TITLE CO., INC.

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the day of March, 1985, at o'clock M., and recorded in book/reel/volume No. on page or as fee/file/instrument/microfilm/reception No. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

NAME

TITLE

By Deputy

## DESCRIPTION

3381

## PARCEL 1:

Lot 10, Block 1, HOLLISTER ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## PARCEL 2:

Beginning at a point 21.97 chains South and 5.67 chains West of the corner common to Sections 28, 29, 32 and 33, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the most Easterly corner of Lot 1, Block 95 in Klamath Addition to the City of Klamath Falls, Oregon; thence South 51° 4' East 70 feet; thence North 38° 56' East 60 feet; thence South 51° 4' East 50 feet to the Northwestern line of Plum Avenue; thence North 38° 56' East along the Northwestern line of Plum Avenue 30.52 feet to the most Southerly corner of Block 1 in Hollister Addition to the City of Klamath Falls, Oregon, thence North 51° 4' West 120 feet; thence South 38° 56' West 90.52 feet more or less to the point of beginning, EXCEPTING THEREFROM the Northwestern 20 feet reserved as an alley and being a portion of Lot 3, Section 32, Township 38 South, Range 9 East of the Willamette Meridian, and that portion conveyed to the City of Klamath Falls, Oregon, a municipal corporation, by Deed recorded August 2, 1965 in Volume M65, page 542, Klamath County Deed Records.

## SUBJECT TO:

1. Taxes of the fiscal year 1984-1985, a lien, due and payable.  
Original Amount: \$999.72 Unpaid Balance: \$333.24  
Account No.: 3809-32AD-1700 Key No.: 414439  
Original Amount: \$136.15 Unpaid Balance: \$45.38  
Account No.: 3809-32AA-13200 Key No.: 414386

The Grantees herein have agreed to assume and pay in full the balance owed on the 1984-1985 Taxes.

2. Real Estate Contract, including the terms and provisions thereof,  
Dated: December 9, 1981  
Recorded: December 16, 1981  
Volume: M81, page 21486, Microfilm Records of Klamath County, Oregon  
Vendor: Donna M. Pernigotti  
Vendee: Lance L. Lesueur and Mary B. Lesueur, husband and wife

The Vendee's interest in said Contract was assigned by instrument,  
Dated: June 26, 1984  
Recorded: July 3, 1984

Volume: M84, page 11201, Microfilm Records of Klamath County, Oregon  
To: Clement O. Lesueur and Sylvia C. Lesueur, husband and wife

The effect of a Warranty Deed dated June 26, 1984, recorded July 3, 1984, in Volume M84, page 11202, Microfilm Records of Klamath County, Oregon from Lance L. Lesueur and Mary B. Lesueur to Clement O. Lesueur and Sylvia C. Lesueur.

The Vendor's interest in said Real Estate Contract was assigned by Assignment of Contract and Deed.

Dated: December 9, 1984

Recorded: August 27, 1984

Volume: M84, page 14587, Microfilm Records of Klamath County, Oregon  
To: Western United Life Assurance Company

The Grantees named on the reverse side of deed hereby agree to assume the Vendees interest of the above described Real Estate Contract and further agree to pay in full.

3. Weatherization Mortgage, including the terms and provisions thereof,  
Dated: July 6, 1984  
Recorded: July 10, 1984

Volume: M84, page 11613, Microfilm Records of Klamath County, Oregon  
Mortgagor: Clement O. Lesueur and Sylvia C. Lesueur

Mortgagee: CP National Corporation, a California corporation  
Amount: \$3,406.44

The Grantees named on the reverse side of this deed hereby agree to assume and pay in full the above described Mortgage.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 7th day of March A.D., 1985 at 10:51 o'clock A M, and duly recorded in Vol M85, of Deeds on page 3380.

Fee: \$ 9.00

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy