

53552

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M85 Page 15289

KNOW ALL MEN BY THESE PRESENTS, That BUDDINGTON R. CLAIRE and GRACE B. CLAIRE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT D. JONES and JEAN C. JONES 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 S $\frac{1}{2}$ S $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 13, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion described in Deed recorded September 28, 1971 in Book M-71 at page 10298, Microfilm Records, for road purposes.

SUBJECT, however, to the following:

Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

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 \$4,500.00. (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 4th day of February, 1975; 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 ~~MISSISSIPPI~~ CALIFORNIA, County of Los Angeles, ss. Feb 4, 1975

Buddington R. Claire
Grace B. Claire
STATE OF OREGON, County of _____, ss. Personally appeared _____, 19____

Personally appeared the above named Buddington R. Grace B. Claire and acknowledged the foregoing instrument to be their voluntary act and deed.

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 (SEAL) OFFICIAL SEAL TOM JOHNSON NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Commission Expires June 2, 1976

Notary Public for Oregon My commission expires: _____

Buddington R. and Grace B. Claire 41 Creste Verde Drive Rolling Hills Estates, CA 90274

GRANTOR'S NAME AND ADDRESS Robert D. and Jean C. Jones 1408 Cherokee Drive Salinas, CA 93901

GRANTEE'S NAME AND ADDRESS After recording return to: Robert D. and Jean C. Jones 1408 Cherokee Drive Salinas, CA 93901

NAME, ADDRESS, ZIP Robert D. and Jean C. Jones 1408 Cherokee Drive Salinas, CA 93901

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of _____, ss.

I certify that the within instrument was received for record on the 19th day of September, 1985 at 9:39 o'clock A.M., and recorded in book M85 on page 15289 or as file/reel number 53552

Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk By _____ Recording Officer Deputy

Fee: \$5.00