

64134

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M80

Page 13220

KNOW ALL MEN BY THESE PRESENTS, That Edward J. Maguire and Germaine Madelene Maguire, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Douglas H. Coffee and Fassanya Coffee

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 14 in Block 6 of TRACT 1016, GREEN ACRES, 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. Easements and restrictions as contained in plat dedication, to-wit:

"A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of drainage ditch; 16 foot utility easement as shown on the annexed plat to provide ingress to and egress for construction and maintenance of said utilities." (Utility and drainage easements affect rear 8 feet).

2. Conditions 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 July 25, 1970 in Volume M70, page 6147, Microfilm Records of Klamath County, Oregon.

(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;

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 \$12,000.00. 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 ©, 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 28th day of July, 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)

Edward J. Maguire

Germaine Madelene Maguire

STATE OF OREGON, County of Klamath

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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

July 28th, 1981

Personally appeared the above named Edward J. Maguire and Germaine Madelene Maguire, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/13/81

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of July, 1986, at 4:08 o'clock P.M., and recorded in book/reel/volume No. M86 on page 13220 or as document/fee/file/instrument/microfilm No. 64134, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Amy Smith Deputy

Fee: \$10.00

After recording return to:

Douglas Coffee

121 Banshee

K I Sawyer AFB MI 49843

NAME, ADDRESS, ZIP

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

Douglas Coffee

121 Banshee

K I Sawyer AFB MI 49843

NAME, ADDRESS, ZIP