

65310

K-38882  
WARRANTY DEED-TENANTS BY ENTIRETY

Vol. MSK Page 15482

KNOW ALL MEN BY THESE PRESENTS, That  
LAWRENCE JOSEPH LUPPI and JANE MARIE LUPPI, husband and wife  
and VIRGINIA M. ASH  
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WALTER R. ASH  
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 ap-  
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 8, Block 1 of CHIA PARK, according to the official plat thereof on  
file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for 1986-87 which are now a lien but not yet payable;  
Conditions, reservations, restrictions, easements and rights of way of  
record and those apparent upon the land.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-  
tirety, 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

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 \$ 50,000.00

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 29th day of August, 1986;  
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 WILL NOT ALLOW USE OF THE PROPERTY DE-  
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND  
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING  
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE  
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR  
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF CALIFORNIA

County of Orange  
August 26, 1986

STATE OF OREGON, County of Klamath, 1986

Personally appeared the above named  
Lawrence Joseph Luppi and  
Jane Marie Luppi  
and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

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 \_\_\_\_\_, 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 be-  
half of said corporation by authority of its board of directors; and each of  
them acknowledged said instrument to be a voluntary act and deed.  
Before me:

Before me:  
(OFFICIAL SEAL) Lisa A. Saltarello  
Notary Public for California  
My commission expires 12/18/87

Before me:  
(OFFICIAL SEAL) LISA A. SALTARELLI  
NOTARY PUBLIC - CALIFORNIA  
ORANGE COUNTY  
My Comm. Expires Dec 18, 1987

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Walter & Virginia Ash  
540 Pelican  
Klamath Falls, OR 97601

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
27th day of August, 1986  
at 3:06 o'clock P.M., and recorded  
in book/reel/volume No. M86 on  
page 15482 or as fee/file/instru-  
ment/microfilm/reception No. 65310  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Fee: \$10.00

Evelyn Biehn, County Clerk  
By: [Signature] Deputy