

OC 65459

WARRANTY DEED—TENANTS BY ENTIRETY Vol. M86 Page 15748

KNOW ALL MEN BY THESE PRESENTS, That Fred E. Simonetti and Myrtle Simonetti, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jack J. Hahn and Pamela M. Hahn, 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:

A tract of land situated in Lot 2 of Section 15 Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows: Beginning at the Northwest corner of Section 15 Township 34 South, Range 7 East of the Willamette Meridian and running thence North 89°42'15" East along the North line of said Section 15, 400.0 feet; thence South 62.42 feet; thence South 50°43'50" East 453.16 feet; thence South 76°17'30" East 89.11 feet to the true point of beginning of this description; thence South 13°42'30" West 420.03 feet to a point on the North bank of Williamson River; thence North 80°04'20" West 44.82 feet; thence North 66°38'20" West 88.27 feet; thence North 19°40'20" East 410.40 feet; thence South 76°17'30" East 89.11 feet to the true point of beginning of this description.

SUBJECT TO: Reservations and restrictions of record, easements and rights of way of record and apparent on the land.

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 taxes for fiscal year 1986-87;

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 \$15,000.00. 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 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 2 day of September, 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 DESCRIBED 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.

Fred E. Simonetti
Myrtle T. Simonetti

STATE OF OREGON,

County of Klamath
September 2, 1986

Personally appeared the above named
Fred E. Simonetti and Myrtle
Simonetti

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 9/23/89

STATE OF OREGON, County of _____ ss.

_____, 19____.

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:

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jack J. & Pamela M. Hahn
6390 Farm Hill Way
San Jose, CA 95125

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 2nd day of September, 1986, at 2:24 o'clock P.M., and recorded in book/reel/volume No. M86 on page 15748 or as fee/file/instrument/microfilm/reception No. 65459, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

Fee: \$10.00

By *Sam Smith* Deputy