

68530

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Craig M. Shuey

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ray C. Beemer and Audrey B. Beemer, 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: Lot 6 in Block 1 of BRYANT TRACTS NO. 2, 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. Assessments, if any, due to the City of Klamath Falls for water use.
2. The premises herein described are within and subject to the statutory powers including the power of assessment, of Enterprise Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Reservations and restrictions, including the terms and provisions (for continuation of this deed see reverse side of this document)

(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 \$ 24,000.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 5th day of May, 1982; 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)

Craig M. Shuey  
Craig M. Shuey

STATE OF OREGON,

County of Klamath

May 5, 1982

Personally appeared the above named Craig M. Shuey

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/13/85

STATE OF OREGON, County of

1982

Personally appeared

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

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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Int Mtg Co  
803 main Suite 103  
NAME, ADDRESS, ZIP K.F.

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1982,

at o'clock M., and recorded in book/reel/volume No. on page or as document/tee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE  
By Deputy

WARRANTY DEED - TENANTS BY ENTIRETY  
Craig M. Shuey  
RAY C. BEEMER  
thereof as set forth in instrument dated July 6, 1938 and recorded July 13, 1938 in Volume 116 at page 475, Deed Records of Klamath County, Oregon, to-wit:  
"excepting and reserving to the first parties, their heirs and assigns, the right at any time to construct, build and erect ditches, telephone lines, telegraph lines and electric power lines in and upon said premises, and to keep and maintain same, said right of way to be for the benefit of the lands and premises adjoining the above described land and subject to the power of assessment, of Enterprise Irrigation District.  
The premises herein described are within and subject to the power of assessment, of South Suburban Irrigation District.  
The premises herein described are within and subject to the power of assessment, of South Suburban Irrigation District."

STATE OF OREGON: COUNTY OF KLAMATH: ss.  
Filed for record at request of \_\_\_\_\_ the 21st day of November A.D. 19 86 at 1:58 o'clock P. M., and duly recorded in Vol. N86 of Deeds on Page 21524  
FEE \$14.00  
Evelyn Biehn, County Clerk  
By *[Signature]*

under the above described circumstances  
00.000.00  
The grantor, except those claiming under the above described circumstances, does hereby warrant and defend the title to the premises described in the foregoing instrument, and the same shall be free from all liens, claims and encumbrances, except those claiming under the above described circumstances.  
In testimony whereof, the grantor has caused this instrument to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.  
In Witness Whereof, the grantor has executed this instrument this 21st day of \_\_\_\_\_ A.D. 1986.  
Craig M. Shuey

STATE OF OREGON, County of \_\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_ 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 full 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 \_\_\_\_\_  
Craig M. Shuey

STATE OF OREGON  
County of \_\_\_\_\_  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_ A.D. 1986 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded on page \_\_\_\_\_ of book \_\_\_\_\_ containing No. \_\_\_\_\_ instrument, instrument No. \_\_\_\_\_ Record of Deeds of said county.  
Witness my hand and seal of County, attested.  
Deputy  
Notary Public for Oregon  
My commission expires \_\_\_\_\_  
Craig M. Shuey