

MT 2491

1-1-74 17839

WARRANTY DEED-TENANTS BY ENTIRETY Vol. M90 Page 14490

KNOW ALL MEN BY THESE PRESENTS, That Joseph Couture and Janet Couture, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gary D. Fender and Roberta N. Fender, 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:

The SW $\frac{1}{4}$ SW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ and the W $\frac{1}{2}$ SE $\frac{1}{4}$ Section 21, Township 37, South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations in Deed from Nolte-Utley Realty Company to James Owen, recorded on page 435 of Volume 46 of Deed Records of Klamath County, Oregon, omitting restrictions, herein, if any based on race, color, religion or national origin. (Affects SE $\frac{1}{4}$ Section 21)
3. Subject to a 60 foot wide easement along all existing roads and subject to a 30 foot wide easement along all boundaries for public highways for use in common with others, as set forth in contract shown above.

(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, 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 \$35,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the only 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 17th day of March, 1980; 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 OREGON, ss.
County of Klamath
March 17, 1980

Personally appeared the above named Joseph Couture and Janet Couture, husband and wife,

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

Before me, Notary Public for Oregon
My commission expires 2/14/81

Joseph Couture
Janet Couture
STATE OF OREGON, County of Klamath, ss.

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.

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gary D. & Roberta N. Fender
9616 St. Andrews Drive
Santee, CA 92071
NAME, ADDRESS, ZIP

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

Gary D. & Roberta N. Fender
9616 St. Andrews Drive
Santee, CA 92071
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

28.00

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 20 day of July, 1980, at 11:59 o'clock a.m., and recorded in book/reel/volume No. M90 on page 14490 or as document/fee/file/instrument/microfilm No. 17839, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn
NAME TITLE
By Bernetha Hetsch Deputy