

1-1-74

44164

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Eino W. Maenpaa
and Sara E. Maenpaa, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Vincent L. Hansen and Elisa M. Hansen 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:

Lots 7 and 8 of KIWANIS BEACH, TOGETHER WITH an undivided 2/12ths interest in Lots 1, 14 and 15, all according to the duly recorded plat and dedication of Kiwanis Beach, Klamath County, Oregon.

Subject, however, to the following:

1. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Agency Lake and the ownership of the State of Oregon in that portion lying below the high water mark thereof.

2. Agreement, including the terms and provisions thereof, between Albert Hoches, et al., and the California Oregon Power Company, dated April 28, 1925, recorded May 11, 1925 in Deed Volume 65 at page 579. "Perpetual right, privilege and easement of raising and/or lowering the water level of Upper Klamath Lake between the elevations of 4137 and 4143.3 feet."

(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 \$ 16,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 2nd day of August, 19 74; 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)

Eino W. Maenpaa
Eino W. Maenpaa

Sara E. Maenpaa
Sara E. Maenpaa

STATE OF OREGON,

County Klamath ss.

August 9th, 19 74

Personally appeared the above named Eino W. Maenpaa and Sara E. Maenpaa, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me

(SEAL)

Notary Public for Oregon

My commission expires: 20 July 1978

STATE OF OREGON, County of

19

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 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:

(SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Vincent L. Hansen
788 Southwood Dr
Santa Rosa, Ca. 95401

NAME, ADDRESS, ZIP

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

No change

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instrument was received for record on the 29th day of April, 19 92, at 9:06 o'clock A.M., and recorded in book M92 on page 9150 or as file/reel number 44164.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mendenhall Deputy

Fee \$30.00

92 APR 23 AM 9 06