

54947

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. m92 Page 29114

MTZ 28795-KR

Christine May Lunetta and

Michael D. Lunetta

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert M. Reed and Mapril J. Reed, 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:

Beginning at the intersection of the Westerly line of Lot 4 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, with the Northerly line of closed Canal Street on the Easterly line of Ninth Street; thence running Easterly along the Southerly line of Lot 4 and 3 in said Block 51 a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles to closed Canal Street 122 feet; thence Northeasterly parallel with closed Canal Street a distance of 25 feet, 9 inches; thence Southeasterly parallel with Ninth Street 122 feet; thence Southwesterly along the Northerly line of closed Canal Street 25 feet, 9 inches to the point of beginning, being Westerly 25 feet, 9 inches of Lot 2 in Block 51 of Nichols Addition and the Southerly 2 feet of the Westerly 25 feet, 9 inches of Lot 7 in Block 51, of Nichols Addition to the City of Klamath Falls, Oregon.

AND from the intersection of the Easterly line of Ninth Street with the (for continuation of this document see reverse side of this deed)

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 \$ 40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 15th day of April, 1977; 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)

Christine May Lunetta
Christine May Lunetta

Michael D. Lunetta

STATE OF OREGON,)
County of Klamath) ss.
April 8, 1977

Personally appeared the above named
Christine May Lunetta and
Michael D. Lunetta

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 6-13-80

STATE OF OREGON, County of) ss.
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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:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
Michael A. Grassmuck, Inc., Trustee
P.O. Box 1783
Medford, OR 97501
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
No change No local Properties
96-252 Purpose St.
Whitaker HI 96797
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.
County of
I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

Northerly line of closed Canal Street, running Northeasterly along the Southerly line of Lots 4 and 3 in Block 51 of Nichols Addition to the City of Klamath Falls, Oregon, a distance of 130 feet for the true point of beginning; thence Northwesterly at right angles of closed Canal Street a distance of 120 feet; thence Southwesterly parallel with closed Canal Street, 10 feet, thence Southeasterly at right angles of closed Canal Street, 120 feet; thence Northeasterly 10 feet to the place of beginning, being a portion of Lot 3 in Block 51 of NICHOLS ADDITION to the City of Klamath Falls, Oregon.

Beginning at a point on the Northerly line of Lot One (1), Block Fifty-one (51), NICHOLS ADDITION to Klamath Falls, Oregon, 12.88 feet Easterly from the Northerly corner of Lot Two (2), said Block 51, running thence Westerly 52.12 feet along the Northerly line of Lots One (1) and Two (2); thence Southerly at right angles 120 feet to Washington Street, formerly Canal Street; thence Easterly along the Northerly line of Washington Street 52.12 feet thence Northerly at right angles with said Washington Street 120 feet, to the place of beginning.

Subject, however, to the following:

1. Sewer use liens, if any, due to the City of Klamath Falls.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co the 9th day of Dec. A.D., 19 92 at 9:38 o'clock A M., and duly recorded in Vol. M92 of Deeds on Page 29114.

FEE \$35.00

Evelyn Biehn County Clerk

By Pauline M. Muldrow

