

1-1-74

68720

Aspen M-26955
WARRANTY DEED - TENANTS BY ENTIRETY
MTC 30882-KR

KNOW ALL MEN BY THESE PRESENTS, That VINCENT GARCIA and LORRAINE A. GARCIA, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RUSSELL D. FITZGERALD AND ALISSA K. FITZGERALD, husband and wife, ~~hereinafter called the grantee~~, 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:

Government Lots 5 and 6, EXCEPTING THEREFROM that portion of Lot 6 lying Northeast of Highway 62, also that portion of Government Lot 4 lying Easterly of the East right of way of the D-C Highway in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath State of Oregon,

SUBJECT TO: Rights of the public in and to any portion of said premises lying within the limits of roads and highways; Easements and rights of way of record and those apparent on the land, if any; and also subject to a Contract wherein Eleanor B. Reynolds is seller and grantors are purchasers, which said Contract grantees hereby expressly assume and agree to pay and to hold grantors harmless therefrom, and also subject to 1983-84 real property taxes which grantees assume and agree to pay.

(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 above stated,

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 \$ 145,000.00. 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 91.030.)

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 12th day of December, 1983; 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)

Lorraine M. Garcia
Vincent A. Garcia

STATE OF OREGON,

County of Klamath } ss.
March 30, 1984

Personally appeared the above named

Vincent Garcia and Lorraine A. Garcia,
husband and wife,

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

Before me:

NOTARY PUBLIC

OFFICIAL SEAL

Notary Public for Oregon

My commission expires 1-23-85

My commission expires:

STATE OF OREGON, County of _____, 19____, 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Vincent & Lorraine M. Garcia
P.O. Box 442
Fort Klamath OR 97624
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

BIRCH CHIROPRACTIC CORPORATION

81 WHIPPERWILL

ALISO VIEJO, CA 92656

NAME, ADDRESS, ZIP

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

same - no change

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 27th day of Sept., 1993, at 3:28 o'clock P.M., and recorded in book/reel volume No. M93 on page 24919 or as document/fee file/instrument/microfilm No. 68720, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Barbara M. Mendenhall* Deputy

Fee \$30.00

09-27-93P03:28 RCVD