

NL 11-07-94A11:27 RCVD

WARRANTY DEED - TENANTS BY ENTIRETY

Vol 1994 Page 34356

90719

KNOW ALL MEN BY THESE PRESENTS, That Judy Spinoso

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James Spinoso, 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:

E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 28 Township 36 South, Range 10 E.W.M.

- SUBJECT TO: 1. All general and special taxes due and payable.  
2. Covenants, conditions, restrictions, rights, rights of way, easements of record, if any.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the above described and granted premises unto the 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

and that grantor will warrant and forever defend the 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 \$None.  
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 25 day of April, 1994; if a corporate grantor, it has caused its name to be signed and its seal, if any, affixed by an officer or other person duly authorized to do so by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

CALIFORNIA  
STATE OF OREGON, County of LOS ANGELES ss.

This instrument was acknowledged before me on 19, by

This instrument was acknowledged before me on 19, by as of

Notary Public for Oregon

My commission expires

Judy Spinoso

P.O. Box 6725

San Pedro, Ca. 90734

Grantor's Name and Address

James Spinoso

P.O. Box 6725

San Pedro, Ca. 90734

Grantee's Name and Address

After recording return to (Name, Address, Zip):

James Spinoso

P.O. Box 6725

San Pedro, Ca. 90734

Until requested otherwise send all tax statements to (Name, Address, Zip):

Same as above

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/roll/volume No. on page and/or as fee/file/instrument/microfilm/reception No. Record of Deeds of said County.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

## California All-Purpose Acknowledgment

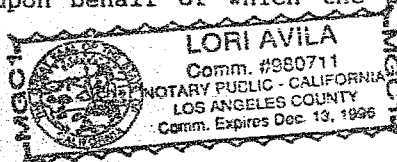
State of California }  
 County of Los Angeles }

On April 26, 1994 before me, the undersigned,  
 personally appeared Judy Spinosa

personally known to me or proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Lori Avila  
 SIGNATURE OF NOTARY



## CAPACITY CLAIMED BY SIGNER

(☒ ) INDIVIDUAL ( ) ATTORNEY-IN-FACT ( ) TRUSTEE(S) ( ) GUARDIAN/CONSERVATOR  
 ( ) PARTNER(S) ( ) LIMITED (GENERAL) ( ) CORPORATE OFFICER(S)  
 ( ) OTHER \_\_\_\_\_

TITLE(S) \_\_\_\_\_

SIGNER IS REPRESENTING: [name of person(s) or entity(ies)]

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of James Spinosa the 7th day  
 of Nov A.D., 19 94 at 11:27 o'clock AM., and duly recorded in Vol. M94,  
 of Deeds on Page 34356

FEE \$35.00

Evelyn Biehn County Clerk  
 By Pauline Mullendorp