

16091

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M96 Page 9801

FRED R. SCHWEITZER and

KNOW ALL MEN BY THESE PRESENTS, That

RELA L. SCHWEITZER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LOUIS/OTERO, Jr. and BONNIE/OTERO, 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:

See attached Exhibit "A"

(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 those listed on the attached Exhibit "A"

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 \$ 32,000.00

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 ①, 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 10th day of September, 1985, 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)



OFFICIAL SEAL
LOIS J. PARRISH
NOTARY PUBLIC - CALIFORNIA
CONTRA COSTA COUNTY
My comm. expires APR 8, 1989

FRED R. SCHWEITZER

RELA L. SCHWEITZER

California

STATE OF OREGON,

County of Contra Costa

Sept. 10, 1985, 19

STATE OF OREGON, County of) 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 be-
half 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)(OFFICIAL
SEAL)

Refer me:-

Lois J. Parrish

Notary Public for California

My commission expires 4-8-89

Notary Public for Oregon

My commission expires:

Fred & Rela Schweitzer

GRANTOR'S NAME AND ADDRESS

Louis L. Otero, Jr. & Bonnie C. Otero

GRANTEE'S NAME AND ADDRESS

After recording return to:

Louis L. Otero, Jr. & Bonnie C. Otero

19665 N. Poe Valley Rd.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Louis L. Otero, Jr. & Bonnie C. Otero

19665 N. Poe Valley Rd.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

I certify that the within instru-
ment was received for record on the
day of , 19
at o'clock M., and recorded
in book/reel/volume No. on
page or as document/fee/tile/
instrument/microfilm No.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME

TITLE

By

Deputy

EXHIBIT "A"
LEGAL DESCRIPTION

The following described real property as situated in the N $\frac{1}{2}$ of Section 20, Township 39 South, Range 11 $\frac{1}{2}$ East of the Willamette Meridian, Klamath County, Oregon, also being described as Lot 6 of Parcel 1 of Survey 1447 and more particularly described as follows:

Beginning at the Northeast corner of said Section 20; thence South 00°41'55" East along the East line of said Section 20 a distance of 1840.14 feet; thence West 1413.96 feet; thence North 60°21'40" West 45.68 feet to the true point of beginning; thence continuing North 60°21'40" West 250.00 feet; thence South 30°16'26" West 781.89 feet to the county road right of way; thence along said road on a curve to the left thru an angle of 10°04'23" with a radius of 739.33 feet for a distance of 124.71 feet; thence South 73°01'47" East along said road 299.78 feet; thence North 16°58'13" East 717.01 feet to the true point of beginning.

Subject to the following:

1. Taxes for the fiscal year 1985-1986, a lien, not yet due and payable.
2. Rights of the public in and to any portion of said premises lying within the limits of roads and highways, including 60 foot road easement over the Southerly portion of subject property as disclosed by Survey No. 1447.
3. Regulations, including levies, assessment, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District. Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M70, page 6187 as "Notice to persons intending to Plat lands within the Klamath Basin Improvement District."
4. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein,
Dated: April 22, 1977
Recorded: April 25, 1977
Volume: M77, page 7019, Microfilm Records of Klamath County, Oregon
Amount: \$25,500.00
Grantor: Fred R. Schweitzer and Rela L. Schweitzer, husband and wife
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls Oregon

Buyers herein do not agree to assume and pay said Trust Deed, and sellers shall hold buyers harmless therefrom

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ AmeriTitle _____ the 8th _____ day
of April _____ A.D., 19 96 at 11:46 o'clock A. M., and duly recorded in Vol. M96
of Deeds _____ on Page 9801

FEE \$35.00

By _____ Bernetha G. Letsch, County Clerk