

1-1-74

25341

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD CASS JORGUSEN and VICKIE LEE JORGUSEN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ALVA S. PENDELL, Jr. and LEDITH I. PENDELL, 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 Northeast section corner of Section 31, Township 39 South, Range 12 East of the Willamette Meridian; thence West 360 feet; thence South 822 feet; thence East 360 feet; thence North 822 feet, more or less to the point of beginning, in the County of Klamath, State of Oregon.

96 SEP 19 P 3:37

(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, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$45,000.00. 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 19th day of October, 1978; 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)

RICHARD CASS JORGUSEN

VICKIE LEE JORGUSEN

STATE OF OREGON, County of Klamath, 19 1978

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 _____

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:

STATE OF OREGON,

County of Klamath, ss.
October 19th, 19 78

Personally appeared the above named Richard Cass Jorgusen and Vickie Lee Jorgusen, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2/14/81

Richard Cass and Vickie Lee Jorgusen

GRANTOR'S NAME AND ADDRESS

Alva S. and Ledith I. Pendell, Jr.

GRANTEE'S NAME AND ADDRESS

After recording return to:

Alva S. and Ledith I. Pendell, Jr.

8180 TEARE LANE

BONANZA OR 97623

NAME, ADDRESS, ZIP

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

Alva S. and Ledith I. Pendell, Jr.

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NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 19th day of Sept., 19 96, at 3:37 o'clock P. M., and recorded in book M96 on page 29754 or as file/reel number 25341, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk.

Recording Officer

By Kathleen Bass Deputy

Fee: \$30.00

SPACE RESERVED
FOR
RECORDER'S USE