

2017-007037

Klamath County, Oregon



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06/27/2017 02:23:20 PM

Fee: \$42.00

### Warranty Deed-Tenants By Entirety

KNOW ALL MEN BY THESE PRESENTS, That Susan Melanie GeorgeBouknicht and Ronnie Lee Bouknicht, hereinafter called grantor, for the consideration hereinafter stated to the grantor paid by Justin Deyton hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantees as tenants by the entirety, the heirs of survivor and their assign, that certain real property, with the tenements, hereditaments and appurtenances there unto belonging or appertaining, situated in the County of Klamath, State of Oregon. Described as follows, To-wit:

The E 1/2 of the NE 1/4 of the NE 1/4 of Section 22, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of public roads and highway as disclosed by 310 at page 430.
2. Reservation of rights of way of California & Eastern Railroad and of United States of America fire roads, including the terms and provisions thereof; as set forth in Deed Book 310 at page 430.
3. An easement created by instrument, including the terms and provisions thereof;  
Dated: February 18, 1970

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,

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 encumbrance.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$35,000.00 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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof the grantor has executed this instrument this 19 day of June 2017. If a corporate grantor, it has caused its name to be name to be signed and seal affixed by its officers, duly authorized thereto by order of its Board of Directors.

Tax Statements

Justin Deyton

PO Box 2058

Weaverville, CA 96093

State of Oregon

County of Jackson

June 19, 2017.

Personally appeared the above named

Susan George Bouknicht, Ron Bouknicht & Justin Deyton and acknowledged the forgoing instrument to be their voluntary act and deed.

Susan M. George Bouknicht  
Seller Date 6-19-2017

[Signature]  
Buyer Date 06/19/2017

OFFICIAL SEAL

Before Me:

Notary Public of Oregon

My Commission Expires: 01-16-2021



Returned at Counter