

94230

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Dean R. Atkins and Theresa R. Atkins, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Steve A. Miller and Janice V. Miller, 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:

Lot 3 in Block 38 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.

Subject, however, to the following:

1. Trust Deed, including the terms and provisions thereof, dated November 17, 1972, recorded November 20, 1972 in Book M-72 at page 13427, Microfilm Records, given to secure the payment of \$11,250.00 with interest thereon and such future advances as may be provided therein, executed by Dean R. Atkins and Theresa R. Atkins, husband and wife, to Transamerica Title Insurance Company, trustee for beneficiary, United States National Bank of Oregon, which Grantees assume and agree to pay, the present unpaid principal balance of which is \$10,924.37 United States National Bank of Oregon.

(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 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 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 \$ 13,350.00. 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 @, 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 21st day of October, 1974, 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)

STATE OF OREGON, Tehama } ss.
County of Klamath
October 21st, 1974

Personally appeared the above named Dean R. Atkins and Theresa R. Atkins

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

Before me: *Dian M. Bryngelson*
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: OFFICIAL SEAL commission expires:



Atkins

GRANTOR'S NAME AND ADDRESS

Miller

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steve A. Miller
220 Grant
Klamath Falls, Ore.
NAME, ADDRESS, ZIP

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

U. S. National Bank
70 Box 5347
Portland, Ore. 97208
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss.
October 21st, 1974

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)

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 25th day of OCTOBER, 1974, at 10:53 o'clock A.M., and recorded in book M. 74 on page 13934 or as file/reel number 94230.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *Hazel D. Magel* Deputy

FEE \$ 2.00