

3467

WARRANTY DEED—TENANTS BY ENTIRETY

1061

KNOW ALL MEN BY THESE PRESENTS, That Michael Glen Hale and Judy Ann Hale, husband and wife, aka Michael G. Hale and Judy A. Hale hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lester A. Loraditch and Karan Loraditch, 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:

The East 88 feet of Lot 6 in Block 30 of Hillside Addition and one-half of the adjoining vacated portion of Upham Street, in the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon

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 subject to (see reverse)

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 \$ 15,300.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 21 day of January, 1976; 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,

County of Klamath,

January 21st, 1976

STATE OF OREGON, County of _____, ss.

Personally appeared _____

and

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)

Personally appeared the above named Michael Glen Hale and Judy Ann Hale

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

Notary Public for Oregon
My commission expires 8-7-79

Notary Public for Oregon
My commission expires:

Michael Glen and Judy Ann Hale

GRANTOR'S NAME AND ADDRESS

Lester A. and Karan Loraditch

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath County Title Co.
422 Main St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Lester A. and Karan Loraditch
1304 Crescent St.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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 _____ on page _____ or as file/reel number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

1061-A

reservations, restrictions, easements and rights-of-way of record and those apparent on the land and also subject to that certain trust deed, including the terms and provisions thereof, executed by Donald W. Crowe and Barbara V. Crowe, husband and wife, as grantors, to Transamerica Title Insurance Co., as trustee, for Commonwealth, Inc., an Oregon Corporation, as beneficiary, dated July 27, 1971, recorded August 6, 1971, in Volume M71, page 8291, Microfilm records of Klamath County, Oregon, to secure the payment of \$10,400.00, which trust deed grantees assume and agree to pay.

STATE OF OREGON, COUNTY OF KLAMATH, ss.
I, the undersigned, Clerk of said County, do hereby certify that the within and foregoing instrument was duly recorded in Vol. 1061 of said County, Oregon, on the 22nd day of JANUARY, 1976, at 1:05 P.M.
FEE \$ 6.00
By *Hazel Drayal* Clerk, County, Oregon