

1-1-74

12872

WARRANTY DEED—TENANTS BY ENTIRETY

Page 5948

KNOW ALL MEN BY THESE PRESENTS, That

Mary Ann Nicol

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Clarence Y. C. Pang and Mabel T. Pang, 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:

Lots 10, 11 and 12 in Block 35 of MOUNTAIN VIEW ADDITION to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject, however, to the following:

Easement and Agreement for sewer and water line by and between F. L. Weaver and Elsie H. Weaver, husband and wife, First Parties, and L. Rex Hiatt, Jr. and Barbara Hiatt, husband and wife, Second Parties dated May 23, 1955, recorded May 31, 1955 in Volume 274, page 516, deed records of Klamath County, 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 \$65,000.00. 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 22nd day of April, 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.

Mary Ann Nicol
Mary Ann Nicol

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
April 22, 1976

STATE OF OREGON, County of) ss.
1976

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.

Personally appeared the above named
Mary Ann Nicol

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

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 8-5-79

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dr. Clarence Y. C. Pang
1775 Calhoun
K. Falls Or

NAME, ADDRESS, ZIP

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

DVA, Salem, Or

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of KIAMATH

I certify that the within instrument was received for record on the 22nd day of APRIL, 1976, at 4:35 o'clock P.M., and recorded in book M. 76 on page 5948 or as file/reel number 12872, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer
By Hazel Deputy

FEE \$ 3.00