

14377

WARRANTY DEED—TENANTS BY ENTIRETY

Pl. 74 Page 7989

R. H. Alberding and Joyce

KNOW ALL MEN BY THESE PRESENTS, That
Alberding, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harvey R. Fraser and Jean M. Fraser, 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 1, 2, 3 and 4 in Block 3 of THE TERRACES, an addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, SAVING AND EXCEPTING THEREFROM that portion of Lot 4 more particularly described as follows:

Beginning at the most easterly corner of said Lot 4 and running thence Westerly along the South line of said Lot 4 to the Easterly line of Hillside Avenue; thence Northwesterly along the Easterly line of Hillside Avenue 25 feet; thence Easterly parallel with the South line of Lot 4 to the Westerly line of Mesa Street; thence Southeasterly along the Westerly line of Mesa Street, 25 feet to the place of beginning.

TOGETHER with the Westerly $\frac{1}{2}$ of Mesa Street vacated by City Ordinance #5525 and recorded in Deed Volume M66, page 3641, Microfilm Records of Klamath County, Oregon.

(for continuation of this instrument see reverse side of this deed)

(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 \$49,950.00. 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 14th day of May, 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)

R. H. Alberding
R. H. Alberding

Joyce Alberding
Joyce Alberding

STATE OF OREGON, County of _____, ss.
19 _____

STATE OF OREGON, County of Klamath, ss.
May 14, 1976

Personally appeared the above named
R. H. Alberding and Joyce
Alberding, 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 3-19-77

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)
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, ss.

County of _____

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

SPACE RESERVED
FOR
RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS+L

MAIN

KFO 97601

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

7990

SUBJECT, HOWEVER TO THE FOLLOWING:

1. ~~City lien in favor of the City of Klamath Falls~~
~~For Street Improvements~~
~~Improvement Unit No. 258, Card 43~~
~~Dated: January 27, 1976~~
~~Original Amount: \$1,188.37~~
~~Balance Owed: \$1,188.37, plus interest, which Grantees hereby~~
~~assume and agree to pay and hold Grantors harmless therefrom.~~
2. Easements, if any, over, under or across that portion of Vacated Mesa Street.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO
this 28th day of May 1976 at 3:35 P. M. and:
duly recorded in Vol. M 76, of DEEDS on Page 7989

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel D. Mays*