

1-1-74

A-27375

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS V. RUDD and ANN F. RUDD hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LARRY O. WOODWICK and KAREN E. WOODWICK, 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 4 in Block 1 of FIRST ADDITION TO MOYINA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Grantee assumes and agrees to pay the existing Trust Deed against said property and to perform in full the terms and conditions thereof. Said Trust Deed was executed by Francis V. Rudd and Ann F. Rudd, husband and wife, as grantors, to William Ganong, as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated May 25, 1972, recorded May 31, 1972 in Volume M72 page 5773, Microfilm records of Klamath County, Oregon, to secure the payment of \$31,500.00.

(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 easements and restrictions of record and those apparent on the land and the above described Trust 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 \$ 50,000.00

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 provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4 day of Jan, 1979; 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 } ss.
Jan 4, 1979

Personally appeared the above named
Francis V. Rudd and
Ann F. Rudd

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 8-5-79

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

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:
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Francis V. & Ann F. Rudd

GRANTOR'S NAME AND ADDRESS
Larry O. & Karen E. Woodwick
1000 Carlson Drive
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS
After recording return to:
Larry O. Woodwick
1000 Carlson Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP
Until a change is requested all tax and fee bills shall be sent to the following address:
First Federal S/Loan
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$3.00

STATE OF OREGON, }
County of Klamath } ss.

I certify that the within instrument was received for record on the 4th day of January, 1979, at 9:44 o'clock A.M. and recorded in book M77 on page 118 or as file/reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By _____ Deputy