

1-174

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That MARY KRETNER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GINO GHELLER and JESSIE GHELLER, 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:

Beginning at the most southerly corner of Lot 4 in Block 50 of NICHOLS ADDITION to the City of Klamath Falls, Klamath County, Oregon; thence northwesterly along the north-easterly line of 10th Street, 71 feet; thence northeasterly at right angles to 10th Street, 100 feet; thence southerly parallel with 10th Street, 71 feet; thence South-westerly along the northwesterly line of Washington Street, 100 feet to the place of beginning.

Also the Right to use a strip of land 4 feet wide and 100 feet long immediately adjoining on the northwest of the property described herein, said four foot strip to be used for light and alley purposes and no building shall ever be erected on same.

(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, rights of way of records, and those appert upon the land; Charges and assessments of the City of Klamath Falls for sewer service, 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 \$2,500.00. However, the actual consideration consists of 25 includes other property or value given or promised which is the whole consideration (indicate which) (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 day of March, 1977; 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)

Mary Kretner

STATE OF OREGON, County of Humboldt

STATE OF OREGON, County of Klamath

March 19 77

Personally appeared

and

Personally appeared the above named Mary Kretner

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

GLORIA MCLELLAN
NOTARY PUBLIC
HUMBOLDT COUNTY, CALIFORNIA

My commission expires Oct. 4, 1980

(SEAL) Notary Public for California

My commission expires: 10/4/80

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:

Notary Public for Oregon

My commission expires:

Mary Kretner
Box 324
Eureka, CA 95501

Gino & Jessie Gheller
1008 Merryman Drive
Klamath Falls, OR 97601

After recording return to:

Gino & Jessie Gheller
1008 Merryman Drive
Klamath Falls, OR 97601

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

Gino & Jessie Gheller
1008 Merryman Drive
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4th day of MARCH, 1977, at 2:49 o'clock P.M., and recorded in book 77 on page 3797 or as file/reel number 26305, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By Deputy

FEE \$ 3.00