

26467

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Harold L. Jensen and Eileen C. Jensen, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gary R. Welch and Stella B. Welch

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

A tract of land situated in Tract 22, GEINGER'S HOME TRACTS, a duly recorded subdivision, more particularly described as follows:

Beginning at the Southeast corner of said Tract 22; thence South 89° 30' West (South 89° 55' West by plat) 85.00 feet; thence North 00° 30' West 190.26 feet to the Southwesterly right of way line of the WeyCo Railroad (formerly O.C. & E. Railroad), said line also being the Northerly line of said Tract 22; thence South 67° 00' East (South 67° 15' East by plat) 94.14 feet to the Northeasterly corner of said Tract 22; thence South 152.73 feet to the point of beginning.

Subject, however, to the following:
1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

(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 \$36,000.00. However, the actual consideration consists of or includes either 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 9th 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)

Harold L. Jensen
Harold L. Jensen

Eileen C. Jensen
Eileen C. Jensen

STATE OF OREGON,
County of Klamath } ss.
March 9, 1977

STATE OF OREGON, County of } ss.
March 9, 1977

Personally appeared the above named Harold L. Jensen and Eileen C. Jensen, husband and wife

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

Before me: *Stephen D. Clayton*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 6-30-78

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 _____, 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)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
First Federal
540 Main
Klamath Falls, Or. 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Gary R. Welch
540 Main
Klamath Falls, Or.
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of OREGON } ss.

I certify that the within instrument was received for record on the 9th day of MARCH, 1977, at 3:40 o'clock P.M., and recorded in book M.77 on page 4022 or as file/reel number 26467.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE

FEE \$ 3.00

Recording Officer
By *Hege* Deputy