

27333

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 5211
JANUARY 1978 LAW PUBLISHING CO., PORTLAND, OR 97264

KNOW ALL MEN BY THESE PRESENTS, That James H. Wilson

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Steve C. Josse and Mary A. Josse, 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 a point on the South line of Home Avenue 150 feet East from the Southeast corner of its intersection with Division Street; thence South at right angles to Home Avenue to the North line of the alley running through Block 123; thence East along the North line of said alley 50 feet; thence North at right angles to the North line of said alley to the South line of Home Avenue thence West along the South line of Home Avenue 50 feet to the point of beginning, being a plat of ground 50 feet by 120 feet containing one City lot more or less, and being a part of Lot 355 in Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS.

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof,

Recorded : April 19, 1926 Book: 69 Page: 466

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

(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 \$6,150.00

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 28 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)

James H. Wilson
James H. Wilson

STATE OF OREGON,
County of Klamath
March 28, 1977

Personally appeared the above named
James H. Wilson

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

Before me:
Kathy R. Mallams
Notary Public for Oregon
My commission expires 6-13-80

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19____, 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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Josse
2169 Madison
Klamath Falls, OR
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
2169 Madison
Klamath Falls, OR
97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of _____, ss.

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.

By _____ Recording Officer
Deputy

1152

5212

In favor of : California Oregon Power Co.
Subject to a mortgage dated March 26, 1973, in favor of Pacific
West Mortgage Company, an Oregon corporation, which Grantees
hereby assume and agree to pay according to its terms and also
hereby assume the obligation of James H. Wilson and Anita M. Wilson,
husband and wife, and agree to pay the present unpaid principal
balance of which is \$2,832.36 to Pacific West Mortgage Company.
Said mortgage is recorded in Book M-73 at page 3499 and said
mortgage was recorded March 27, 1973.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.

this 29th day of MARCH A.D. 1977 at 10:55 o'clock A.M., and

duly recorded in Vol. M 77, of DEEDS on Page 5211

FEE \$ 6.00

Wm D. Milne, County Clerk

