

L#0141167 KC A-27886

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

1-1-74

28267

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Patrick James Brennan and Patsy Lenora Brennan, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gerald D. Archer and Linda K. Archer

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 10 in Block 16 of BUENA VISTA 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, together with one-half the vacated alley adjoining said lot.

Subject, however, to the following:

1. Assessments and charges of the City of Klamath Falls for sewer service.
2. Restrictions of a portion of Buena Vista Addition recorded August 23, 1956, Vol. 12 of Miscellaneous Records of Klamath County, Oregon, at page 243, as amended by Waiver and Modification of Restrictive Covenant dated June 30, 1959, recorded July 9, 1959, Deed Volume 314, page 80 records of Klamath County, Oregon.

(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 \$ 29,500.00. 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 15 day of April, 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)

Patrick James Brennan
Patrick James Brennan

Patsy Lenora Brennan
Patsy Lenora Brennan
STATE OF OREGON, County of Klamath, ss.
April 15, 1977

STATE OF OREGON,
County of Klamath } ss.
April 15, 1977

Personally appeared the above named
Patrick James Brennan and
Patsy Lenora Brennan, husband
and wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Shad V. Brown*
Notary Public for Oregon
My commission expires 11-12-78

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)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: <i>1st Fed</i> <i>Shasta Plaza</i>
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: <i>Same</i>
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath } ss. I certify that the within instrument was received for record on the 19th day of APRIL, 1977, at 9:04 o'clock AM., and recorded in book M77 on page 6552 or as file/reel number 28267. Record of Deeds of said county. Witness my hand and seal of County affixed. M. D. MILNE Recording Officer FEE \$ 3.00 By <i>Angel Diaz</i> Deputy
