

1-1-74

32183

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That DELBERT PUGH

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DUANE R. ANDERSON and LINDA S. ANDERSON, 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:

The following described premises situated in Klamath County, Oregon, to wit:

The Northeasterly 35 feet of Lot 1 of Block A of the Supplementary plat of Blocks 66 and 70 on the Supplementary Plat of NICHOLS ADDITION to the City of Klamath Falls, Oregon, and more particularly described as follows:

Beginning at the North corner of said Lot 1, which is at the intersection of Prospect Street and the United States Irrigation Canal property; thence Southeasterly along the Northeast line of said 1, a distance of 83.73 feet to the East corner of Lot 1; thence Southwesterly along the Southwest line of Lot 1, a distance of 35 feet; thence Northwesterly and parallel to the Northeast line of said Lot 1 to the West line of Lot 1 on Prospect Street; thence North along Prospect Street to the point of beginning;

(for continuation of this description, see reversed side of this contract)

(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 \$17,500.00

~~However, if the actual consideration consists of other property, it should be described here, and the dollar amount, 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 7th day of July, 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.

*Delbert Pugh*  
DELBERT PUGH

(If executed by a corporation,  
affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
July 7, 1977

Personally appeared the above named  
DELBERT PUGH

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

Before me,  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires

STATE OF OREGON, County of } ss.  
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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 be-  
half 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 National Bank RECD  
P.O. Box 1936  
Klamath Falls, Or 97601  
NAME, ADDRESS, ZIP

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

Duane R. & Linda S. Anderson  
948 Prospect St.  
Klamath Falls, Or. 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of

I certify that the within instru-  
ment 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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

12049

ALSO beginning at the North corner of Lot J in Block A of NICHOLS ADDITION to the City of Klamath Falls, Oregon; thence Southeasterly along the Southwesterly line of 10th Street, a distance of 5 feet; thence Southwesterly parallel with the Northwesterly line of said Lot J, 35 feet; thence Northwesterly parallel with the Southwesterly line of 10th Street, 5 feet to the Northwesterly line of said Lot J; thence Northeasterly along the Northwesterly line of said Lot J, 35 feet to the point of beginning.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXXXXXX~~

this 8<sup>th</sup> day of July A. D. 19 77 at 9:35 clock A M., and  
fully recorded in Vol. M77, of Deeds on Page 12048

Fee \$6.00

Wm D. MILNE, County Clerk

By La L Mc Cullough