

1-1-74

32804

WARRANTY DEED—TENANTS BY ENTIRETY

Page 12906

KNOW ALL MEN BY THESE PRESENTS, That ALBERT W. SCHMECK and VADA H. SCHMECK, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WAYNE C. SORENSEN and ALICE D. SORENSEN, 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 Northwesterly rectangular 106 feet of Lot 5, Block 38, HOT SPRINGS ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. Subject, however, to the following:

1. Assessments and charges of the City of Klamath Falls for sewer service.
2. Reservations and restrictions contained in the dedication of Hot Springs Addition.

(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. ~~Flowing the exact consideration which is included in the purchase price of the premises, it is 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 13th 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath }
July 12, 1977.

Personally appeared the above named
Albert W. Schmeck and
Vada H. Schmeck, husband and
wife, and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me: *Lu Nelson*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 2-3-79

STATE OF OREGON, County of } ss.
July 13, 1977.

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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

*First National Bank, Oregon
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:

*Wayne C. Sorensen
1946 Melrose
Klamath Falls, OR 97601*

STATE OF OREGON, } ss.

County of Klamath }

I certify that the within instru-
ment was received for record on the
21 day of July, 1977,
at 10:17 o'clock AM., and recorded
in book M 77 on page 12906 or as
file/reel number 32804
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Miðne
By *Pat McCullough* Recording Officer
Deputy

Fee \$3.00