

34001

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 77 Page 1457

KNOW ALL MEN BY THESE PRESENTS, That Ivie, husband and wife,

James R. Ivie and Marie J.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Bradley D. Bennington and Linda R. Bennington, 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: That portion of Lot 8, Block 50 of NICHOLS ADDITION to the City of Klamath Falls, Oregon, more particularly described as follows, to-wit: Beginning at the Northwesterly corner of said Lot 8, running thence North-easterly five feet to the true point of beginning, continuing thence Northeasterly along the South line of Jefferson Street, (formerly Bush Street) 44 feet; thence Southeasterly to a point on the Westerly line of 11th Street 37 feet distant from the Northeasterly corner of Block 50; thence Southeasterly along the Easterly line of said Lot 8 a distance of 43 feet; thence Southwesterly at right angles to 11th Street a distance of 45 feet; thence Southeasterly at right angles to Jefferson Street a distance of 30 feet; thence Southwesterly at right angles to 11th Street a distance of 15 feet; thence Northwesterly at right angles to Jefferson Street a distance of 110 feet, more or less, to the true point of beginning.

(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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 10 day of August, 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  
August 10 1977

Personally appeared the above named James R. Ivie and Marie J. Ivie

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

Before me: [Signature]  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 2-3-79

STATE OF OREGON, County of Klamath, ss.  
1977

Personally appeared [Signature] and [Signature] 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 [Signature], 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: [Signature]  
Notary Public for Oregon  
My commission expires: [Signature] (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
First National Bank of Oregon  
P.O. Box 1936  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP  
Until a change is requested all tax statements shall be sent to the following address:  
Bradley & Linda Bennington  
1028 Jefferson  
Klamath Falls, Or 97601  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath  
I certify that the within instrument was received for record on the 12th day of AUGUST, 1977, at 11:12 o'clock A.M., and recorded in book M77 on page 14678 or as file/reel number 34001, Record of Deeds of said county. Witness my hand and seal of County affixed.

W. D. MILNE Recording Officer  
Hazel [Signature] Deputy

FEES \$ 3.00