

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 18769A-22462
KNOW ALL MEN BY THESE PRESENTS, That Phyllis G. Noonan

Phyllis G. Hagan, aka

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ned L. Layman and Opal B. Layman, 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 the Northeast corner of the Townsite of Clinton, Oregon, running thence South 297 feet; thence East to Lost River; thence Northwesterly following said Lost River to the point of beginning, being part of Lot 1, Section 12, Township 41 South, Range 10 East of the Willamette Meridian.

Subject, however, to the following:

1. Liens of the City of Merrill, if any.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
3. The rights of the public and of governmental bodies in and to any portion of the above property lying below high water mark of Lost River.

(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 \$30,000.00. 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 8th day of December, 1975; 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)

Phyllis G. Hagan
Phyllis G. Hagan, aka
Phyllis G. Noonan

STATE OF OREGON,

County of Klamath } ss.
December 12, 1975.

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, and

who, being duly sworn,

Personally appeared the above named Phyllis G. Hagan aka Phyllis G. Noonan 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 acknowledged the foregoing instrument to be her voluntary act and deed.

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: *Arlene J. Addington*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3-21-77

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:

Mr. & Mrs. Ned Layman
90 Box 403
Merrill, Or 97632

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

Ms. Nancy J. Tremblay
90 Box 403
Merrill, Or 97632

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 3rd day of OCTOBER, 1977, at 3:40 o'clock P.M., and recorded in book M77 on page 18769 or as file/reel number 36731.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
By *Bernard A. Hadd* Recording Officer Deputy

FEE \$ 3.00