

# 014-1383

KCOJ - A - 28588

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

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

38060

WARRANTY DEED-TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Gerald D. McConnell & Florence McConnell husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RUDY G. JERDE AND ROSE C. JERDE, 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:

Lot 7 in Block 29 of HOT SPRINGS 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

Subject to: Future liens and/or assessments of the City of Klamath Falls for sewer service; Reservations, restrictions, rights of way of record and those apparent upon the land;

(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, taxes for fiscal year 1977-78.

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 \$27,500.00. However, the actual consideration consists of the sum of \$27,500.00, which is the sum of the consideration indicated by the symbols (1) 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 14 day of October, 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,

County of Klamath

October 14, 1977

Personally appeared the above named Gerald D. McConnell & Florence McConnell

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 8-5-79

Gerald D. McConnell  
Gerald D. McConnell

Florence McConnell  
Florence McConnell

STATE OF OREGON, County of Klamath, ss. 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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Mr. and Mrs. Gerald McConnell

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Rudy G. Jerde

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH - KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

First Federal Savings and Loan SHASTA BRANCH - KLAMATH FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 28th day of October, 1977, at 11:21 o'clock A.M., and recorded in book M77 on page 20694 or as file/reel number 38060.

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

Wm. D. Milne  
By Bernetha S. Helath Deputy Recording Officer

Fee \$3.00