

38750

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 21657

KNOW ALL MEN BY THESE PRESENTS, That George Micka and Beverly Micka, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Darrell A. Micka and Phyllis M. Micka, 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:

PARCEL I: Beginning at the SW corner of NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 31, Township 40 South, Range 12 East of the Willamette Meridian; thence East 280 feet; thence 20 deg. North of East a distance of 330 feet to the West side of Poe Valley Market Road; thence Northerly along the West side of said Poe Valley Market Road to the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$, Sec. 31, Twp. 40 S., Range 12 East W.M.; thence Southerly along the West line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ in said Section, Township and Range to the point of beginning.

PARCEL II: The SE $\frac{1}{4}$ NW $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, and those portions of the NE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ SE $\frac{1}{4}$ lying Southwesterly of the County Road. All in Section 31, Township 40 South, Range 12 East of the Willamette Meridian.

(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 \$12,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 9th day of November, 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 } ss.
November 9, 1977

Personally appeared the above named George Micka and Beverly Micka, husband and wife

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

Before me: Margaret E. Locking
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3-18-81

STATE OF OREGON, County of Klamath, 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 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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

George Micka, et ux
GRANTOR'S NAME AND ADDRESS
Darrell A. Micka, et ux

GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. George Micka
Star Route Box 107
Malin, Oregon 97632
NAME, ADDRESS, ZIP

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

Darrell A. Micka
State Line Road
Malin, Oregon 97632
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 9th day of NOVEMBER, 1977, at 2:49 o'clock P.M., and recorded in book 477 on page 21657 or as file/reel number 38750, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
By Bernetha J. Hatch Deputy
Recording Officer

FEE \$ 3.00