

39301

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 17

Page

22585

KNOW ALL MEN BY THESE PRESENTS, That Brian O'Maicin

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert W. Groth and Vicki D. Groth, 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 a point on the South line of Home Avenue 150 feet East from the Southeast corner of its intersection with Division Street; thence South at right angles to Home Avenue to the North line of the alley running through Block 123; thence East along the North line of said alley 50 feet; thence North at right angles to the North line of said alley to the South line of Home Avenue; thence West along the South line of Home Avenue 50 feet to the point of beginning, being a plat of ground 50 feet by 120 feet, containing one City lot more or less, and being a part of Lot 355 in Block 123, MILLS ADDITION TO THE CITY OF KLAMATH FALLS.

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions, Recorded : April 19, 1926 Book: 69 Page: 466 In favor of : California Oregon Power Co.

(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 \$ 14,500.00

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 §3.030.)

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 18 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.

Brian O'Maicin
Brian O'Maicin

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,) ss.
County of Klamath
November 18, 1977

Personally appeared the above named
Brian O'Maicin

and acknowledged the foregoing instrument to be his voluntary act and deed

(OFFICIAL SEAL)

Before me:

DONNA K. RICK

Notary Public for Oregon
My Commission Expires: 4/21/79

STATE OF OREGON, County of) ss.
November 18, 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of November, 1977, at 3:35 o'clock P.M., and recorded in book M77 on page 22585 or as file/reel number 39301, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By _____ Recording Officer
Deputy

Fee: \$3.00