

40941

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Robert D. Sappington and
Era B. Sappington, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor, paid by Ira A. Wolchin and Louise H. Wolchin, 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: A portion of Lot 3 in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

Beginning at the northeast corner of that tract of real property described in Volume 327 on page 40 of Deed Records of Klamath County, Oregon, which corner bears South 143.17 feet and West 792.91 feet from the quarter corner common to Section 6, T. 35 S., and Section 31, T. 34 S., all in Range 7 E.W.M., said corner also being on the Westerly right of way boundary of the Old Dalles-California Highway; thence North 0°13' East along said right of way boundary 143.2 feet to the North boundary of Lot 3, Section 6, above referred to; thence west along said boundary 428.0 feet, more or less, to the shore line of Agency Lake (Upper Klamath Lake); thence Southerly along said shore line to the North Boundary of that tract of real property described in Volume 327, page 40 of Deed Records aforesaid; thence East along said North boundary 421.67 feet to the point (for continuation of this legal description see reverse side of this deed)

(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 \$ 2,785.39.

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 10th 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.

OFFICIAL SEAL
CHERILYN R. COSTA
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SANTA CLARA COUNTY
My Commission Expires June 29, 1981

STATE OF OREGON, CALIFORNIA } ss.
County of Santa Clara
August 10, 1977

Personally appeared the above named
Robert D. Sappington and Era B. Sappington

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

Before me:
(OFFICIAL SEAL) Cheryl R. Costa
Notary Public for Oregon
My commission expires July 29, 1981

x Robert D. Sappington

x Era B. Sappington

STATE OF OREGON, County of) ss.
August 10, 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:

MTC

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 _____

I certify that the within instrument was received for record on the _____ day of _____, 19____,

at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed

By _____ Recording Officer
Deputy