

43443

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That **Thomas William Mallams and Beverly S. Mallams, husband and wife,** hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **Ronald L. Campbell and Dorothy M. Campbell**, 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:

Lots 12 and 13, Block 23, KLAMATH RIVER ACRES, FOURTH ADDITION, according to the official plat thereof on file in the office of the County, Oregon.

Subject, however, to the following:

1. Building set back line 20 feet from street as reserved in plat dedication.
2. Pacific Power & Light transmission easement as shown on dedicated plat. Transverses lot in Easter - Westerly direction.
3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home, and any interest or liens disclosed thereby.

(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 \$ **38,900.00**. ~~Howsoever, 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 17th day of **February**, 19 **78**; 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)

X **Thomas William Mallams**
Thomas William Mallams

X **Beverly S. Mallams**
Beverly S. Mallams

STATE OF OREGON, County of) ss.
February 17th, 19 78

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.

Personally appeared the above named **Thomas William Mallams and Beverly S. Mallams, husband and wife,** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: **Gerald A. Page**
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 4/24/81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

THOMAS WILLIAM MALLAMS

GRANTOR'S NAME AND ADDRESS

RONALD L. & DOROTHY M. CAMPBELL

GRANTEE'S NAME AND ADDRESS

After recording return to:
KLAMATH FIRST FEDERAL
540 MAIN
KLAMATH FALLS, OR 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of **Klamath**

I certify that the within instrument was received for record on the **21st** day of **February**, 19 **78**, at **2:58** o'clock **P.M.**, and recorded in book **M78** on page **3250** or as file/reel number **43443**.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne
By **Bernetha A. Ketch** Recording Officer
Deputy

Fee \$3.00

SPACE RESERVED FOR RECORDER'S USE