

49228

WARRANTY DEED-TENANTS BY ENTIRETY

03-11226

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KNOW ALL MEN BY THESE PRESENTS, That WAYNE C. CHURCH and MARY A. CHURCH, husband and wife, - - - hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ARTHUR BRYAN VerSTEEG and PEGGY J. VerSTEEG, 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 parcel of land situate in the NE 1/4 NW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at a point that is South 89° 27' East 158.46 feet from the Northwest corner of Lot 7 in Block 23 of Hillcrest Addition; thence continuing South 89° 27' East a distance of 200.00 feet to the Westerly line of Highway 97 (also known as Riverside Drive); thence South 12° 15' 00" East 166.33 feet to the Northeast corner of that tract as described in Book M-75 at page 630, Microfilm Records; thence South 86° 14' 38" West 94.82 feet; thence South 11° 24' 22" East 44.00 feet; thence South 29° 07' 51" East 107.39 feet; thence North 47° 29' 24" West 60.54 feet; thence North 89° 27' West 7.40 feet to the Easterly line of Rogers Street; thence North 34° 37' 00" West 235.53 feet; thence North 12° 15' 00" West 74.50 feet to the point of beginning.

(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 reservations, restrictions, rights of way of record and those apparent on the land, - - - 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 \$ 18,324.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between 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 26 day of January, 1976; 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

January February 26, 1976.

Personally appeared the above named Wayne C. Church and Mary A. Church, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 6-18-78

Wayne C. and Mary A. Church
522 Pacific Terrace
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS

Arthur B. and Peggy J. VerSteege
710 Riverside Drive
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

Kla. 1st. Fed.
540 main

NAME, ADDRESS, ZIP

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

Arthur B. and Peggy J. VerSteege
710 Riverside Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, County of

Personally appeared

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

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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 31st day of May, 1978, at 10:52 o'clock A.M., and recorded in book M78 on page 11525 or as file/reel number 49228 Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. B. MILNE

By Berntha Deputy

Fee \$3.00