

03-11226

38-15162

49230

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1178 Page 11528

KNOW ALL MEN BY THESE PRESENTS, That Arthur Bryan Versteeg and Peggy J. Versteeg, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William C. Marean, Jr. and Linda J. Marean, 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 $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, 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, 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' (For continuation of this deed see reverse side)

(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 \$ 43,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which)~~ (The sentence between the symbols $\textcircled{1}$, 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 30th day of May, 1978; 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)

Arthur Bryan Versteeg
Peggy J. Versteeg

STATE OF OREGON,

County of Klamath
May 30th, 1978

ss.

Personally appeared the above named Arthur Bryan Versteeg and Peggy J. Versteeg, husband and wife,

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

(OFFICIAL SEAL)

Before me:
Herald A. Page
Notary Public for Oregon
My commission expires 4/24/81

STATE OF OREGON, County of

ss.

Personally appeared _____, 19____,

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:

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.

Recording Officer
By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kla. 1st Federal
540 Main

NAME, ADDRESS, ZIP

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

Wm. C. Marean, Jr.
710 Riverside

NAME, ADDRESS, ZIP

00" West 74.50 feet to the point of beginning.

Subject, however, to the following:

1. Driveway Agreement, including the terms and provisions thereof, dated December 15, 1934, recorded January 7, 1935 in Book 104 at page 150 Deed Records, between Lowell E. Ager and Loren L. Palmerton, et ux.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 31st day of May A. D. 1978 at 10:52 o'clock A. M.

and duly recorded in Vol. M78, of Deeds on Page 11528

W. D. MILNE, County Clerk

Bernetha H. Ketchum

Fee \$6.00