

38-16155

158943

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That
Lois Ruth Coryell, husband and wife,

Richard Watson Coryell and

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard W.
Dixon and Florence R. Dixon

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 ap-
pertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit:

Lot 28 FIRST ADDITION TO MIDLAND, in the County of Klamath, State of
Oregon, EXCEPT the Easterly one-half acre of said Lot 28. Also the E½ of
vacated 4th Street adjoining said Lot 28 on the West.

Subject, however, to the following:

1. Taxes for the year 1978-1979 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights
and easements for ditches and canals of Klamath Basin Improvement District.
Subject to the terms and provisions of that certain instrument recorded
July 24, 1970 in Volume 11-70 at page 6187 as "Notice to persons intending
to Plat Lands within the Klamath Basin Improvement District."
3. Subject to the requirements and provisions of ORS Chapter 481 pertain-
ing to the registration and transfer of ownership of a mobile home, and
any interest or liens disclosed thereby.
(For continuation of this document, see reverse side of this deed.)

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, 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 whatsoever, 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

Moreover, the entire consideration consists of and includes other property or value given or promised which is
not stated in the consideration of this deed. (The sentence between the symbols (), if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and in 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 September, 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 the corporate seal.)

Richard Watson Coryell
Richard Watson Coryell
Lois Ruth Coryell
Lois Ruth Coryell

STATE OF OREGON,

County of Klamath
September 17, 1978

Personally appeared the above named Richard
Watson Coryell and Lois
Ruth Coryell, husband and
wife, and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

OFFICIAL
SEAL) *Ben Nelson*
Notary Public for Oregon
My commission expires 2-3-79

STATE OF OREGON, County of) ss.
19

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 be-
half 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:

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of

I certify that the within instru-
ment 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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording in book No.
File
Reel
P. C.
Klamath

Until a change is requested will not automatically be referred to the following address:
Richard W. Dixon
Madison Road
Midland, Oregon

20611

4. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
5. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Transamerica Title Co.

for record on request of

18th day of September

A. D. 1978 at 3:42 clock P.M., am

uly recorded in Vol. 178

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Wm D. MILNE, County Clerk

Dr. R. M. Helich

Fee \$6.00