

38-16242

## WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 78 Page 22156KNOW ALL MEN BY THESE PRESENTS, That Roger W. Schooler and Cheryl Ann Schooler, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Howard J. Christensen and Mieke Christensen, 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:

Lot 19, Block 8, Tract No. 1064 FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Taxes for the year 1978-1979 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. An easement created by instrument, including the terms and provisions thereof,

Dated : June 26, 1905  
 Recorded : May 18, 1907 Book: 22 Page: 479  
 In favor of : United States of America  
 (No specific location of record)  
 (For continuation of this deed, 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 \$54,120.00

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 ©, 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 4 day of October, 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)

Roger W. Schooler  
 Roger W. Schooler  
Cheryl Ann Schooler  
 Cheryl Ann Schooler

STATE OF OREGON, )  
 County of Klamath ) ss.  
October 4, 19 78.

Personally appeared the above named Roger W. Schooler and Cheryl Ann Schooler, husband and wife,

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

Before me: [Signature]  
 (OFFICIAL SEAL)  
 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 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:  
First National Bank of Oregon  
Real Estate Loan Division  
P.O. Box 1003  
Klamath Falls, Ore. 97601

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

Howard J. Christensen  
5391 1st Eastwood Dr  
Klamath Falls, OR 97601  
 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/serial number \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
 \_\_\_\_\_ Deputy

5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood

6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof

Recorded September 3, 1976 Book: M-76 Page: 13888

This document is a copy of a deed recorded in the public records of the State of California. The deed is dated the 4th day of October, 1978, at 3:48 clock P.M., and is recorded in Vol. M78, of Deeds, on Page 22156. The deed is made by Wm. D. MILNE, County Clerk, and is for the purpose of conveying certain real property to the State of California. The fee for this deed is \$6.00. The deed is signed by the County Clerk and is witnessed by two persons. The deed is also signed by the State of California, represented by the Attorney General. The deed is recorded in the public records of the State of California.

STATE OF OREGON, County of \_\_\_\_\_  
 )  
 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 attached to the foregoing instrument is the corporate seal  
 of said corporation and that said instrument was signed and sealed in de-  
 front of and in presence of authority of its board of directors, and each of  
 them acknowledged said instrument to be its voluntary act and deed.  
 Before me  
 Notary Public in Oregon  
 My commission expires \_\_\_\_\_  
 (SEAL)  
 (OFFICIAL)

STATE OF OREGON  
County of \_\_\_\_\_  
October 4, 19\_\_\_\_  
I, \_\_\_\_\_,  
personally appeared the above-named ROBERT  
W. Schaefer and CHERRY ANN  
Schaefer, husband and wife,  
and acknowledged the foregoing instrument  
to be their own act and deed.

(OFFICIAL  
SEAL)  
Notary Public for Oregon

ss. \_\_\_\_\_  
 County of \_\_\_\_\_  
 I certify that the within instru-  
 ment was received for record on the  
 day of \_\_\_\_\_, 19\_\_\_\_  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
 on page \_\_\_\_\_ in book \_\_\_\_\_  
 of said county.  
 Witness my hand and seal of  
 County of \_\_\_\_\_  
 Recording Officer  
 Deputy \_\_\_\_\_

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