

56563 WARRANTY DEED - TENANTS BY ENTIRETY MTC 7149-L

KNOW ALL MEN BY THESE PRESENTS, That CONNEY L. HOLLADAY and CAROL HOLLADAY, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RALPH HOLTHUSEN and PAULINE B. HOLTHUSEN, 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 9 and 10 in Block 40 of HILLSIDE ADDITION to the City of Klamath Falls, together with one-half of vacated alley abutting on the South of said lots, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 subject to Trust Deed executed April 6, 1978 between Conney L. Holladay and Carol Holladay, as grantors, William Sisemore, as trustee, and Klamath First Federal Savings & Loan, as beneficiary, 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 \$ 39,850.00

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 6 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)

STATE OF OREGON, } ss.
County Klamath
October 6, 1978

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: _____ (SEAL)
Notary Public for Oregon
My commission expires: _____

Personally appeared the above named Conney L. Holladay and Carol Holladay and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Delora D. Hagen*
Notary Public for Oregon
My commission expires: 2-7-80

CONNEY L. HOLLADAY and CAROL HOLLADAY

GRANTOR'S NAME AND ADDRESS
RALPH HOLTHUSEN and PAULINE B. HOLTHUSEN

GRANTEE'S NAME AND ADDRESS

After recording return to:
Ralph & Pauline Holthusen
4114 S. E. 15th
Portland, Oregon 97202

NAME, ADDRESS, ZIP

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

No Change

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDING USE

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.
By _____ Recording Officer
Deputy

Taxes for the fiscal year 1978-1979, a lien, but not yet due and payable **22814**

2. City Liens, if any, of the City of Klamath Falls. (An inquiry has been directed to the City Clerk and a report will follow if such liens are found).

3. Sewer and water use charges, if any, due to the City of Klamath Falls.

4. Public utility easement over vacated alley abutting the South end of said lots, as stated in vacating order recorded in Volume M67, page 8055, Microfilm Records of Klamath County, Oregon.

5. Reservations and restrictions, including the terms and provisions thereof, as contained in Deed recorded April 18, 1918 in Volume 49, page 131, Deed Records of Klamath County, Oregon.

6. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 6, 1978

Recorded: April 18, 1978

Volume: M78, page 7520, Microfilm Records of Klamath County, Oregon

Amount: \$33,750.00

Grantor: Conney L. Holladay and Carol Holladay, husband and wife

Trustee: William Sisemore

Beneficiary: Klamath First Federal Savings and Loan Association

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed and sworn to before me as a Notary Public for the County of Klamath, Oregon, this 12th day of October, A. D. 1978, at 9:59 clock A. M., and duly recorded in Vol. M78 of Deeds on Page 22813

Wm D. MILNE, County Clerk

By *Bernetha H. Hirsch*

Fee \$6.00

Notary Public for Oregon

Notary Public for Oregon

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