

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 23225



56824

KNOW ALL MEN BY THESE PRESENTS, That HOWARD KOERTJE AND SANDRA KOERTJE

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT MELSNESS AND ROWENA MELSNESS, 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:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF AGER STREET WHICH IS NORTH 88°20' WEST, 190 FEET FROM THE WESTERLY LINE OF THAT CERTAIN TRACT OF LAND HERETOFORE CONVEYED BY J. C. EDSALL, ET AL., TO C. W. WOODCOCK BY DEED DATED JULY 24, 1935, AND RECORDED IN DEED VOLUME 105 PAGE 72, RECORDS OF KLAMATH COUNTY, OREGON; THENCE ALONG THE SOUTHERLY LINE OF AGER STREET NORTH 88°20' WEST 60 FEET; THENCE SOUTHERLY PARALLEL WITH THE WESTERLY LINE OF SAID WOODCOCK PROPERTY 150 FEET; THENCE SOUTH 88°20' EAST 60 FEET MORE OR LESS, TO THE WESTERLY LINE OF THAT PARCEL OF LAND HERETOFORE SOLD TO ELMER ALDEN SEYMOUR, ET UX., THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SEYMOUR PROPERTY 150 FEET MORE OR LESS, TO THE POINT OF BEGINNING, BEING A PORTION OF LOT 1, SECTION 3, TOWNSHIP 37 SOUTH, RANGE 14 E.W.M.

(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 \$ 1,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 11 day of AUGUST, 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 of KLAMATH
AUGUST 11, 1978

Personally appeared the above named
HOWARD KOERTJE AND
SANDRA KOERTJE

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

Before me:
(OFFICIAL SEAL) Leon B. Balcoeur
Notary Public for Oregon
My commission expires 5/6/81

Howard L. Koertje
HOWARD KOERTJE
Sandra L. Koertje
SANDRA KOERTJE
STATE OF OREGON, County of KLAMATH) ss.
AUGUST 11, 1978

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 _____

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:
Leon B. Balcoeur
Notary Public for Oregon
My commission expires:

HOWARD KOERTJE ET EX

GRANTOR'S NAME AND ADDRESS
ROBERT MELSNESS ET UX

After recording return to:

ROBERT MELSNESS
P.O. BOX 13
BLY, OR 97622
NAME, ADDRESS, ZIP

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

ROBERT MELSNESS
P.O. BOX 13
BLY, OR 97622
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 17th day of October, 1978, at 2:19 o'clock P.M. and recorded in book M78 on page 23225 or as file/reel number 56824, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. O. Milne
Recording Officer
By _____ Deputy

Fee \$3.00