

1-1-74

56841

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M78 Page 23242

KNOW ALL MEN BY THESE PRESENTS, That James Walker and Fawn Shama Teach, by and through her guardian, Gail Teach, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles Teach and Betty Teach, 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:

S 1/2 of S 1/2 of the W 1/2 of the SW 1/4 of the NW 1/4 of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon said parcel being 5 acres in area;

Together with an ingress-egress road easement 30 feet in width, running in an Easterly and Westerly direction along the South boundary line of the E 1/2 of the S.W. 1/4 of the N.W. 1/4 of Section 21, Township 39 South, Range 12 East of the Willamette Meridian, 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 those noted above and those apparent on the land, if any.

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 \$10.00

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 9th 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)

James Walker James Walker
Gail Teach Gail Teach, as
Guardian for Fawn
Shama Teach

STATE OF OREGON, } ss.
County of Klamath
October 9, 19 78

STATE OF OREGON, County of _____, 19____, ss.

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)

Before me:
Dick Vetter
Notary Public for Oregon
My commission expires 8-18-81

Notary Public for Oregon
My commission expires:

James Walker and Fawn Shama Teach
P. O. Box 262
Bonanza, Oregon 97623
GRANTOR'S NAME AND ADDRESS

Charles and Betty Teach
114 1/2 S Bayway St
West Covina, Calif 91791
GRANTEE'S NAME AND ADDRESS

After recording return to:

Charles and Betty Teach

NAME, ADDRESS, ZIP

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

Charles and Betty Teach

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 3:19 o'clock P.M., and recorded in book M78 on page 23242 or as file/reel number 56841, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne Recording Officer
By Dancho Shish Deputy

Fee \$3.00

SPACE RESERVED
FOR
RECORDER'S USE

300