

1-1-74  
TA 38-16184

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That BILL O. NAY

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CHARLES E. HACKER and GRACE E. HACKER, 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 1, Block 7, LENOX, Klamath Falls, Oregon

Subject to that certain Trust Deed dated March 8, 1977, recorded March 15, 1977 in Book M-77 page 4397 record of mortgages of Klamath County to secure the sum of \$5,500.00, wherein Ethel L. Nay and Bill O. Nay are the Grantors, Klamath County Title Company is the Trustee and David R. Clubb and Mary M. Clubb are the beneficiaries, wherein Glenn D. Ramirez on July 27, 1978, recorded on July 27, 1978 in Book M-78 page 16381 Record of Mortgages was appointed successor trustee, which grantees assume and agree to pay.

(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 above stated & liens, assessments, rules & regulations for irrigation, drainage & sewage & reservations, restrictions, easements & rights of way of record 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 \$5,468.32

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 21st 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.

Bill O. Nay

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
August 21, 1978

Personally appeared the above named  
Bill O. Nay

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

Before me:  
Notary Public for Oregon  
My commission expires 5-17-81

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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

BILL O. NAY  
3664 Flint  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS  
CHARLES E. & GRACE E. HACKER  
3441 Summers Lane  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
CHARLES E. & GRACE E. HACKER  
3441 Summers Lane  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
CHARLES E. & GRACE E. HACKER  
3441 Summers Lane  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath

I certify that the within instru-  
ment was received for record on the  
3rd day of November, 1978,  
at 4:06 o'clock P.M. and recorded  
in book M78 on page 24909 or as  
file/reel number 57895

Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Mr. D. Milne  
Recording Officer  
Deputy

Fee \$3.00