

38-16857

61348

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 179 Page 1615



KNOW ALL MEN BY THESE PRESENTS, That Lyle C. Logan and Patricia M. Logan, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jack T. Hardin and Teresa Hardin, 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:

A portion of Lots I and J of Block A of NICHOLS ADDITION, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the lot line between Lots J and K of Block A of NICHOLS ADDITION to the City of Klamath Falls, and which point of beginning is Southwest at right angles to the Southwest line of 10th Street, a distance of 43 feet; thence Northwest at right angles to said lot line a distance of 30 feet; thence Northwest at an angle of 26° 37' (a distance of 8.94 feet) to the left of a line parallel with the Southeast boundary of said Lot to a point which is 35 feet Southwest from said Southwest boundary of 10th Street; thence Northwest and parallel to 10th Street, to the East line of Prospect Street; thence South along the East line of Prospect Street to a point which is North of the North line of the alley in Block A, 55.28 feet; thence Southeast along a line which is at right angles to the (For continuation of this document, see reverse side of this deed.)

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 \$22,000.00

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 18 day of January, 1979; 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)

Lyle C. Logan
Patricia M. Logan

STATE OF OREGON,)
County of Klamath) ss.
January 18, 1979.

Personally appeared the above named Lyle C. Logan and Patricia M. Logan, husband and wife,

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

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon

My commission expires 2-3-79

STATE OF OREGON, County of) ss.
January 18, 1979.

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 return to:

First National Bank Oregon
P.O. Box 1336
Klamath Falls OR 97601
NAME, ADDRESS, ZIP

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

Jack T. & Teresa Hardin
942 Prospect St
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/roll number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDING USE

lot line between Lots J and K, a distance of 71.51 feet to said Lot line; thence Northeast along the lot line 34 feet to the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 19th day of January A. D. 1979 at 10:26 o'clock A. M., of.

duly recorded in Vol. 1479, of Deeds on Page 1615

Wm D. MILNE, County Clerk

By Bernice A. Ketsch

Fee \$6.00