K-31,500

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74 WARRANTY DEED—TENANTS BY ENTIRETY Vol. M79 Page 2571

61925

KNOW ALL MEN BY THESE PRESENTS, That RICHARD W. SEXTON and GENEVA H. SEXTON, husband and wife, *hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by* J. B. COY and JANET COY, *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 8 in Block 5, Tract 1145, Nob Hill, a resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SUBJECT TO:

Reservations, restrictions and rights-of-way of record or apparent on the face of the land,

(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 as set forth above, *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 $12,000.00 ~~*The true and actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).*~~ ① *However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).* ① *(The sentence between the symbols ①, 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 30th *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.*

Richard W. Sexton

Geneva H. Sexton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath) ss.

January 30, 1979

Personally appeared the above named Richard W. Sexton and Geneva H. Sexton and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon

(OFFICIAL SEAL) My commission expires 7/19/82

STATE OF OREGON, County of) ss.

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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: Notary Public for Oregon

(OFFICIAL SEAL) My commission expires:

Sexton

GRANTOR'S NAME AND ADDRESS

Coy

GRANTEE'S NAME AND ADDRESS

After recording return to:

J. B. and Janet Coy
144 Mountain View Blvd.
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 31st day of January, 19 79, at 3:22 o'clock P.M., and recorded in book M79 on page 2571 or as file/reel number 61925, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer

By Bernetha H. Welch, Deputy

Fee $3.00

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