

K-31420

63139

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Emily A. Gordon

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Willard Burgess and Mary L. Burgess, 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 the Southeast corner of Lot 456 in Block 121 of Mills Addition to the City of Klamath Falls, and running thence North along the West line of Mitchell Street 40 feet; thence West at right angles 50 feet to the line between said Lots 456 and 457; thence South on said line 20 feet; thence West at right angles 30 feet; thence South parallel with Mitchell Street, 20 feet to the North line of the alley running East and West through said Block 121; thence East along the North line of the alley 80 feet to the place of beginning, being a portion of Lots 456 and 457 in said Block 121 of Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the records of Klamath County, Oregon.

Subject, however, to the following:

1. Easement, including the terms and provisions thereof, reserved in deed from Ethel Gray and Irving Gray, her husband to Lillian Bailey, dated (For continuation of this deed see reverse side of this document.)

(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 \$35,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 27 day of February, 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.

Emily A. Gordon
Emily A. Gordon

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath
February 27, 1979

ss.

Personally appeared the above named
Emily A. Gordon

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2-3-83

STATE OF OREGON, County of _____ ss.

Personally appeared _____, 19____,

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:

STATE OF OREGON,

County of _____ ss.

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/recd number _____, Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

Deputy

By _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording
First National Bank of Oregon
Real Estate Loan Division
P. O. Box 1936
Klamath Falls, Ore. 97601

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

Willard & Mary L. Burgess
712 Mitchell St
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

79 FEB 28 AM 11 42

September 21, 1931, recorded September 22, 1931, in Volume 94 page 228, Deed Records of Klamath County, Oregon, as follows: "Excepting and reserving however, an easement for a private sewer line across said described real property and the right to construct and maintain said sewer line as necessity may require."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 28th day of February A. D. 1979 at 11:42 o'clock AM., and

fully recorded in Vol. M79, of Deeds on Page 4423

Wm D. MILNE, County Clerk

By Bernetha S. Sletch

Fee \$6.00