

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 79 Page 7650

KNOW ALL MEN BY THESE PRESENTS, That **Raymond G. Nelson and Florence C. Nelson, husband and wife,**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **Credit Union Building Corporation** 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 parcel of land situated in the E 1/2 SW 1/4 SE 1/4 of Section 34, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the West line of Bryant Tracts Number 2, a subdivision of record in Klamath County, Oregon, and the North-easterly line of Fehlen Shopping Center Lots, a subdivision of record in Klamath County, Oregon, said point being evidenced by a 1/2 inch iron pipe; thence North 01° 48' 00" East along the West line of said Bryant Tracts Number 2 to a point which is the intersection of said West line with the Northeasterly extension of the Northwestern boundary of that certain tract of land recorded in Book 72 at page 12231 of the official records of Klamath County, Oregon, as shown on the record of survey number 1578 filed with the Klamath County Surveyor, said point being evidenced by a 1/2 inch iron pin; thence South 57° 04' (for continuation of this deed see reverse side of this deed)

(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, 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 \$ **8,000.00**

CHARGE OF THE DEED: CONSIDERATION CONSISTS OF DEEDS DUE DIRECTLY TO THE GRANTOR OR TRANSFERRED TO THE GRANTOR BY THE GRANTOR. (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 **6th** day of **April**, 19 **79**; 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)

STATE OF OREGON, } ss.  
County of **Klamath**  
**April 6th**, 19 **79**

Personally appeared the above named  
**Raymond G. Nelson and**  
**Florence C. Nelson, husband**  
**and wife,** and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires **5-3-1982**

STATE OF OREGON, County of \_\_\_\_\_ ) 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 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:

Notary Public for Oregon

My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

**Credit Union Bldg. Corp.**  
**3737 SHASTA WAY**  
**KLAMATH FALLS, OREG. 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

STATE OF OREGON, } ss.

County of \_\_\_\_\_

I certify that the within instru-  
ment was received for record on the  
\_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_,  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded  
in book \_\_\_\_\_ on page \_\_\_\_\_ or as  
file/reel number \_\_\_\_\_,  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By \_\_\_\_\_ Recording Officer  
\_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

25" West along said Northeasterly extension 182.97 feet to the Inter-  
section of said extension with the Northeasterly line of said Fehlen  
Shopping Center Lots, said point being evidenced by a 1/2 inch Iron  
pin; thence South 39° 36' 00" East along said Northeasterly line of  
said Fehlen Shopping Center Lots 227.39 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.
2. Regulations, including levies, liens, assessments, rights of way  
and easements of the South Suburban Sanitary District.

**STATE OF OREGON; COUNTY OF KLAMATH;**

**Transamerica Title Co.**

**A.D. 1979 - 6-03**

**April 18 6th day of**

**M79 of Deeds on Page 765D**

Wm D. MILNE, County Clerk  
*James H. Hetch*  
 of record as of the date of this  
 if any, as of the date of this  
 Ree: \$6.00  
 00.000.8

It is requested that you cause this instrument to be signed and attested by its officers and authorized persons, and that you cause the same to be filed in the office of the Secretary of State, and that you cause the same to be published in the official gazette of the State of California.

In Witness Whereof, the President has hereunto set his hand and seal at the City of San Francisco, this 1st day of April, 1911.

Raymond J. Nelson

April 1904  
Oregon  
Klamath  
STATE OF OREGON  
personally appeared  
each for himself and not one for the other and that the latter  
President and that the latter  
State of Oregon, County  
Florence C. Nelson  
Nelson

My commission expires \_\_\_\_\_  
Notary Public for Oregon  
My commission expires \_\_\_\_\_  
Notary Public for Oregon

STATE OF OREGON  
County of  
I certify that the within  
return was received for record  
this 21 day of  
clock PM and  
in book  
the fee amount of  
to the clerk of said court.

*[Faint, illegible handwritten notes and stamps are visible on the right side of the page.]*