

04-11572 T/A 38-18418

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

1-1-74

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

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WARRANTY DEED—TENANTS BY ENTIRETY Vol. M79 Page 10069

KNOW ALL MEN BY THESE PRESENTS, That Lynn Colby and Estelle Colby, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael P. McNulty and Dolores McNulty, 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 9, THE TERRACES ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Subject to encroachment of wire of power line passing over the Northerly and Easterly 2 feet of property, as disclosed by survey done July 17, 1964.

(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 \$42,000.00. 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 (H), 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 27th day of April, 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)

STATE OF OREGON,

County of Klamath } ss.
April 27, 1979

Personally appeared the above named
Lynn Colby and Estelle Colby,
husband and wife,

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

Before me:

(OFFICIAL SEAL) Susan K. Karwack

Notary Public for Oregon

My commission expires 12-6-81

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-
ment was received for record on the
3rd day of May, 1979,
at 10:33 o'clock A.M., and recorded
in book M79 on page 10069 or as
file/reel number 66597,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Ma. D. Milne

Recording Officer
By Bernetha Shels Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS+L - 540 Main

NAME, ADDRESS, ZIP

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

KFFS+L - 540 Main

NAME, ADDRESS, ZIP