

1-1-74

7A 38-18229 65764

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Sally A. Lockyear

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Orville De Vault and Nancy De Vault, 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:

The Central 36 feet and 8 inches of Lots 6 and 7, Block 9 of EWAUNA HEIGHTS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning on the Easterly line of Second Street at a point thereon 36 feet and 8 inches Southeasterly from the most Westerly corner of Lot 6 aforesaid; thence Southeasterly along said line of Second Street 36 feet and 8 inches; thence Northeasterly and parallel with Jefferson Street, 104.2 feet, more or less, to the Easterly line of Lot 7 aforesaid; thence Northwesterly along the said line of Lot 7, 36 feet and 8 inches; thence Southwesterly and parallel with Jefferson Street, 104.2 feet, more or less, to the place of beginning.

Subject, however, to the following:

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

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,

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 \$29,500.00

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 4 day of May, 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)

Sally A. Lockyear

STATE OF OREGON,)
County of Klamath) ss.
May 19 1979

Personally appeared the above named
Sally A. Lockyear

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

Before me: *[Signature]*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2-3-79

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:

(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 of Oregon

Real Estate Division

P. O. Box 100

Klamath Falls, Oregon 97601

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

Orville & Nancy De Vault

429 N. 2nd St.
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 7th day of May, 1979, at 11:09 o'clock A.M., and recorded in book 79 on page 10321 or as file/reel number 66764

Record of Deeds of said county.

Witness my hand and seal of County affixed.

M. D. Milne

Recording Officer
By: *[Signature]* Deputy

Fee \$3.00