

1-1-74

70214

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That John W. Lund and Jacqueline Lee Lund, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jon G. McKellar and Susan Marie McKellar, 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:

That portion of Lots 1 and 2 in Block 37 of HOT SPRINGS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwestern corner of Lot 1 in said Block 37 (being the most Westerly corner of said Lot) running thence Southeasterly along the Northerly line of alley through said Block 37, 100 feet; thence Northeasterly at right angles to said North line of said alley 50 feet; thence Northwesterly parallel with the North line of said alley 100 feet to the Southerly line of Portland Street; thence Southwesterly along the Southerly line of Portland Street 50 feet to the point of beginning.

- Subject, however, to the following:
1. Sewer and water use charges, if any, due to the City of Klamath Falls.
  2. Reservations as contained in plat dedication of HOT SPRINGS ADDITION.

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 \$52,000.00. 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 ⓪, 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 July, 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)

John W. Lund  
Jacqueline Lee Lund

STATE OF OREGON, ) ss.  
County of Klamath  
July 6, 1979

Personally appeared the above named John W. Lund and Jacqueline Lee Lund, husband and wife,

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

Notary Public for Oregon  
My commission expires 3/24/81

STATE OF OREGON, County of ) ss.  
1979

Personally appeared \_\_\_\_\_, 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 \_\_\_\_\_

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, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 6th day of July, 1979, at 3:34 o'clock P.M., and recorded in book M79 on page 16036 or as file/reel number 70214. Record of Deeds of said county. Witness my hand and seal of County affixed.

By D. Milne, Recording Officer  
By Berntha, Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL  
540 MAIN

NAME, ADDRESS, ZIP

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

SANIC

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE