

71102

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1719 Page 17447

KNOW ALL MEN BY THESE PRESENTS, That husband and wife,

Herbert Cox, Jr. and Rita D. Cox,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Steven D. Mankinen and Tana L. Mankinen, 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 623, Block 128, MILLS ADDITION, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Taxes for the year 1979-1980 are now a lien but not yet due and payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. All the right, title and interest of Eva E. Johnson as disclosed by Warranty Deed from Herbert Cox, Jr. and Rita D. Cox.

Dated : April 22, 1976

Recorded : April 23, 1976

Book: M-76

Page: 5986

(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 \$44,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which) (The sentence between the symbols (1), 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 23 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)

Herbert Cox, Jr.
Rita D. Cox

STATE OF OREGON,

County of Klamath } ss.
July 23, 1979

STATE OF OREGON, County of _____) ss.
_____, 19____

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 _____

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 10-25-82

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFF - Main
Attn: Jim

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of July, 1979, at 3:27 o'clock P.M., and recorded in book 1179 on page 17447 or as file/reel number 71102.

Record of Deeds of said county. Witness my hand and seal of County affixed.

John D. Milne, Recording Officer
By: Kenneth A. Holcomb, Deputy

Fee \$3.00

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