

1-1-74

71825

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Arland Lee Hagadorn and Barbara Alice Hagadorn, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Brian D. King and Paula J. Y. King, 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:

Lots 6 and 27 of ROSELAWN, Subdivision of Block 70, BUENA VISTA ADDITION, and vacated alley between said lots, ROSELAWN, Subdivision of Block 70 of BUENA VISTA ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.

(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 \$37,500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 3 day of August, 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)

Arland Lee Hagadorn
Arland Lee Hagadorn
Barbara Alice Hagadorn
Barbara Alice Hagadorn

STATE OF OREGON,)
County of Klamath) ss.
August 3, 1979

Personally appeared the above named Arland Lee Hagadorn and Barbara Alice Hagadorn, husband and wife,

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

Before me, Lee Nelson
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 2-5-83

STATE OF OREGON, County of) ss.
1979

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 Loan Division

P. O. Box 1866

Klamath Falls, OR 97601

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

BRIAN D. & PAULA J. Y. KING
713 ROSEWAY DRIVE
KLAMATH FALLS, OR 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 3rd day of August, 1979, at 2:50 o'clock P.M., and recorded in book 179 on page 18541 or as file/reel number 71825.

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

W. D. Milne
By Bernetha J. Helick Recording Officer
Deputy

Fee \$3.50