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K-32256

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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M79 Page

19051



KNOW ALL MEN BY THESE PRESENTS, That Randall C. Nelson and Tibby A. Nelson

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Roy R. Smith and Audrey J. Smith, 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 28 and the Southeasterly 33 feet of Lot 29 in Bloxk 17 of ELDORADO HEIGHTS, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath Falls, Oregon.

Subject to reservations, restrictions, rights of way of record and Those apparent upon the land; Assessments and charges of the City of Klamath Falls for monthly water and/or sewer charges; Trust Deed, including the terms and provisions thereof, given by Randall C. and Tibby A. Nelson to Klamath First Federal Savings and loan, recorded April 27, 1978 in Vol M78 page 8364, mortgage records of Klamath County, Oregon to secure payment of \$39,900.00, said Trust Deed Vendees herein agree to assume and pay according to its terms.

(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 above.

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 \$52,500.00. 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 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 9 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)

STATE OF OREGON, County of Klamath August 9, 1979 ss.

Personally appeared the above named Randall C. Nelson

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

Before me: (OFFICIAL SEAL)

Notary Public for Oregon My commission expires 8-5-83

STATE OF OREGON, County of ss.

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.

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Roy Smith Klamath Falls, OR

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

1st Federal S/Loan Main St. Branch

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of

I certify that the within instrument was received for record on the day of 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer Deputy

SPACE RESERVED FOR RECORDER'S USE

19052

STATE OF OREGON,  
CHAS. CALIFORNIA

X County of THACHER SS

BE IT REMEMBERED, That on this 6th day of August, 1979,  
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within  
named Tibby A. Nelson

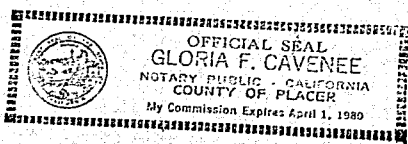
known to me to be the identical individual... described in and who executed the within instrument and  
acknowledged to me that... she... executed the same freely and voluntarily.

IN TESTIMONY WHEREOF...

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year last above written.

WHEREOF, I have hereunto set my hand and affixed  
my official seal the day and year last above written.

Notary Public for Oregon, Calif/  
My Commission expires April 1, 1980



CO. OF OREGON; COUNTY OF KLAMATH; ss

for record at request of Klamath County Title Co.

This is the 10th day of August, A. D. 1979 at 9:23 o'clock A. M., and  
 duly recorded in Vol. N70 of all Deeds on Page 19051  
 Wm D. MILNE, County Clerk

Free \$7.00

Tippy Nelson

STATE OF OREGON

U.S. DEPARTMENT OF AGRICULTURE

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*Journal of Management Studies*, 19(1), 67-80.

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