

1-1-74

72484

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. *M77* Page **19599**KNOW ALL MEN BY THESE PRESENTS, That **Scott T. Bell and Kristine L. Bell, husband and wife,**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **Vaclav Kalina and Hazel Kalina**, 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 6 in Block 55 of Malin, 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 year 1979-80 are now a lien but not yet payable.
2. Any unpaid charges or assessments of the City of Malin for municipal improvements.

3. Grantees herein assume and agree to pay the existing Trust Deed, including the terms and provisions thereof, executed by **Scott T. Bell and Kristine L. Bell, husband and wife**, as Grantors to **William L. Sisemore**, as trustee for **Klamath First Federal Savings and Loan Association of Klamath Falls, Oregon**, a corporation, as beneficiary, dated August 31, 1977, recorded September 7, 1977, in M77 page 16623, and re-recorded October 7, 1977, in M77 page 19169, Microfilm records of Klamath County, Oregon, to secure the payment of \$20,000.00. The present unpaid balance is **\$19,911.85**.

(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 \$ **32,900.00**

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 *16* day of **August**, 19 **79**; 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**) ss.
August 16, 19 **79**.

Personally appeared the above named **Scott T. Bell and Kristine L. Bell, husband and wife,**

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

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

Notary Public for Oregon

My commission expires **7-19-82**

[Signature]
Scott T. Bell

[Signature]
Kristine L. Bell

STATE OF OREGON, County of _____) ss.

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: _____

Bell

GRANTOR'S NAME AND ADDRESS

Kalina

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Vaclav Kalina
P.O. Box 5
Malin, Oregon 97632

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings
540 Main Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of **Klamath**

I certify that the within instrument was received for record on the **16th** day of **August**, 19 **79**, at **4:02** o'clock **P.** M., and recorded in book **179** on page **19599** or as file/reel number **72484**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Ma. D. Miller

By *[Signature]* Recording Officer
Deputy

Fee \$3.50