

72552

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1779 Page 19690

KNOW ALL MEN BY THESE PRESENTS, That MYRTLE KING

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Maynard Larson and Jo Ellen Larson, 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 17 and 18, Block 8, Tract No. 1060, SUN FOREST ESTATES, in the County of Klamath, State of Oregon.

1. 1979-80 taxes, a lien in an amount to be determined, but not yet payable.
2. Subject to any exceptions that may be disclosed by the examination of the Trust Agreement disclosed in Warranty Deed record October 4, 1972 in Book M-72 at page 11290, Microfilm Records.
3. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin, as shown on the recorded plat of Sun Forest Estates.
4. Covenants, easements and restrictions, but omitting restriction if any based on race, color, religion or national origin, imposed by instrument, including the terms thereof recorded September 19, 1972, Book M-72, Page 10585

(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 items #1, #2, #3 and #4 as set forth above

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 \$ 9,000.00

~~However, the actual consideration consists of or includes other property or interest in property 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 _____ 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)

Myrtle King
Myrtle King

STATE OF OREGON,)
County of Polk) ss.
August 7, 1979

Personally appeared the above named
Myrtle King

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

Before me: August 7, 1979
(OFFICIAL SEAL) Doris M. Henderson

Notary Public for Oregon O.K. H. H. H.

My commission expires Sept. 16, 1980

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 _____

_____ 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:

Myrtle King

GRANTOR'S NAME AND ADDRESS

Maynard & Jo Ellen Larson

GRANTEE'S NAME AND ADDRESS

After recording return to:
Maynard & Jo Ellen Larson
c/o Harry J. Bergseng
1165 - 2nd St., Madras, OR 97741
NAME, ADDRESS, ZIP

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

Maynard & Jo Ellen Larson
c/o Harry J. Bergseng
1165 0 2nd St., Madras, OR 97741
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 17th day of August, 1979, at 1:00 o'clock P.M., and recorded in book 1779 on page 19690 or as file/reel number 72552, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. Milne Recording Officer
By _____ Deputy

Fee \$3.50