

72675

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 19856

KNOW ALL MEN BY THESE PRESENTS, That Joyce Jean Tate

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Steven C. Josse and Mary Ann Josse, 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 10 in Block 7 of Buena Vista Addition to the City of Klamath Falls, together with that portion of vacated Oregon Avenue lying Southerly of Lot 10, 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 1979-1980 are now a lien but not yet payable.
2. Liens and assessments of the City of Klamath Falls for monthly water and/or sewer service.
3. City Street Improvement Lien #248, docketed December 28, 1973, in Bond Lien docket of the City of Klamath Falls, Oregon, Card No. 25, in the amount of \$1,785.99, payable in 10 annual installments of \$178.60, which Grantees herein agree to assume and pay, and Grantees agree to hold Grantor harmless therefrom.

(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 \$ 42,500.00. 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 ©, 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 20 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)

Joyce Jean Tate

STATE OF OREGON,
County of Klamath
August 20, 1979

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

Personally appeared the above named Joyce Jean Tate

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

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: Donald B. H. Notary Public for Oregon My commission expires 3/30/81

Notary Public for Oregon My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: KFFS & L 540 MAIN

NAME, ADDRESS, ZIP

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

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 21st day of August, 1979, at 1:32 o'clock P.M., and recorded in book 1179 on page 12856 or as file/reel number 72675. Record of Deeds of said county. Witness my hand and seal of County affixed.

By [Signature] Recording Officer
By [Signature] Deputy

Fee \$1.50