

4-32350

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

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74059

~~KNOW~~ ALL MEN BY THESE PRESENTS, That James Grant Sagaser aka J. Grant Sagaser  
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James R. Sagaser and Betty R. Sagaser and their 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 and State of Oregon, described as follows, to-wit: Lot 3 in Block 3 of Riverview 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 year 1979-1980 are now a lien but not yet payable.
2. Trust Deed, including the terms and provisions thereof, executed by James Grant Sagaser and Robin Marie Sagaser, as grantors, to D. L. Hoots, as trustee, for Security Savings and Loan Association, as beneficiary, dated October 28, 1976, recorded November 1, 1976, in Volume M76, page 17301, Microfilm Records of Klamath County, to secure the payment of \$18,800.00, which Grantees herein agree to assume and pay, the unpaid principal balance of which is \$18,198.87 with interest paid to September 1, 1979.

(For continuation of this document, see reverse side.)  
(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 \$24,323.46.  
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 ©, 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 17th day of September, 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)

James Grant Sagaser  
James Grant Sagaser

STATE OF OREGON, )  
County of Klamath ) ss.  
September 17, 19 79

Personally appeared the above named James Grant Sagaser

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

Before me: [Signature]  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 7/19/82

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: \_\_\_\_\_

Sagaser
GRANTOR'S NAME AND ADDRESS
Sagaser
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. James R. Sagaser
Rt. 1, Box 272
Taft, California 93268
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
same as above
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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.  
\_\_\_\_\_  
Recording Officer  
By \_\_\_\_\_ Deputy

[illegible][illegible][illegible]

STATE OF OREGON	
County of	
I certify that the within instrument was recorded for record on the day of	
at o'clock M. and recorded on page	
in book	
the reel number	
Record of Deeds of said county.	
Witness my hand and seal of County office	
By _____	
Recording Officer	