

1-1-74

74545

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That John P. Stalpes and Margaret L. Stalpes, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Elton H. Geil and Vera M. Geil, 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:

A tract of land situate in Lot 8, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pipe on the Southerly right of way of Front Street from which an iron pin marking the intersection of the Southerly right of way of said Front Street and the Westerly right of way of California Avenue bears North $89^{\circ}06\frac{1}{2}'$ East, 133.0 feet distant; thence South $89^{\circ}06\frac{1}{2}'$ West along said Front Street right of way, 72.0 feet; thence South 85.0 feet; thence North $89^{\circ}06\frac{1}{2}'$ East, parallel with said Front Street, 49.04 feet; thence North $15^{\circ}03\frac{1}{2}'$ East 88.39 feet, more or less, to the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls

(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 \$42,000.00. 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 20th 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)

John P. Stalpes
Margaret L. Stalpes

STATE OF OREGON,)
County of Klamath) ss.
September 20th, 1979

STATE OF OREGON, County of) ss.
1979

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)

Personally appeared the above named John P. Stalpes and Margaret L. Stalpes, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Donald Bert & Son*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 3/20/81

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS&L
540 MAID
K.F.O.

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 27th day of September, 1979, at 10:36 o'clock A.M., and recorded in book M79 on page 22846 or as file/reel number 74545, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By *Bernhard J. Jitsch* Deputy

Fee \$3.50