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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 79

Page 23759



KNOW ALL MEN BY THESE PRESENTS, That Randall D. Falk and Marilyn Falk, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Kenneth C. Miner and Ruth J. Miner 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:

The Westerly 34 feet of Lot 40 and the Easterly 6 feet of Lot 41 and also the Easterly 26 feet of Lot 62 and the Westerly 29 feet of Lot 63, all in ROSELAWN SUBDIVISION of Block 70, Buena Vista Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. AND that portion of the vacated alley lying adjacent thereto.

Subject, however, to the following:

1. Taxes for 1979-1980 are now a lien but not yet payable.
2. Assessments and charges of the City of Klamath Falls for sewer and/or water service.

Rights of Way executed by L. E. Walker to California Oregon Power Company, a corporation, dated April 7, 1927, recorded July 20, 1928, in Deed Volume 75 page 399, records of Klamath County, Oregon.
(For continuation of this document, see reverse side of this deed.)

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 \$33,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 8 day of October, 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)

STATE OF OREGON,)
County of Klamath) ss.
October 8, 1979

Personally appeared the above named Randall D. Falk and Marilyn Falk,
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

STATE OF OREGON, County of Klamath) ss.
October 8, 1979

Personally appeared Randall D. Falk and Marilyn Falk 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

Klamath Falls Chamber of Commerce, 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: [Signature]
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires:

Falk

GRANTOR'S NAME AND ADDRESS

Miner

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Kenneth C. Miner
722 Roseway Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

U. S. National Bank of Oregon
% U. S. Bancorp P.O. Box 3347
Portland, Oregon 97208

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath
I certify that the within instrument was received for record on the 8 day of October, 1979, at 8 o'clock P.M., and recorded in book 23759 on page 23759 or as file/recd number 23759, Record of Deeds of said county. Witness my hand and seal of County affixed.

By [Signature] Recording Officer
Deputy

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Trust, Good, and Fair

4. Trust Deed, including the terms and provisions thereof, executed by Randall D. Falk and Marilyn Falk, husband and wife, as grantors, to Klamath County Title Company, as trustee, for United States National Bank of Oregon, as beneficiary, dated June 16, 1977, recorded June 17, 1977, in Volume M77, page 10701, Microfilm Records of Klamath County, Oregon, to secure the payment of \$22,500.00, and re-recorded February 23, 1978 in Volume M78, page 3490, Microfilm Records of Klamath County, Oregon, which Grantees herein agree to assume and pay, the unpaid principal balance of which is \$21,922.26 with interest paid to October 1, 1979.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

quest of Klamath County Titel Co.

...for record at request of

This 8th day of October A. D. 1979 at 11:16 clock P.M., at

Filed July 20, 1988

Recorded in Vol. M79 of Deeds on Page 23759

Wm D. MILLNE, County Clerk
 By Bernetha J. Hetch

Fee \$7.00

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$33,500.00 and a number of all persons whomsoever, except those claiming under the above described encumbrance, grant a full warrant and forever defend the said premises and every part and parcel thereof against the lawful claims of any, as of the date of this deed, of record as of the date of this deed and those apparent upon the land, is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted. And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor transfer their lands and assigns forever.

To Have and to Hold the above described premises unto the said grantees, as tenants by the entirety.

Fee\$7:000

IN WITNESS WHEREOF, the grantor has executed this instrument this _____ day of _____, 1979.

Richard D. Folk

Marlin Falk

STATE OF OREGON, County of Clatsop.

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed in and to said corporation by authority of its board of directors each of them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL
SEAL)

My commission expires _____
Notary Public for Oregon

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1. Frank and Marilyn Falk,
husband and wife,
temporarily appeared the above named
Randall

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heob huc res guloherol

(OFFICIAL)
(SEAL)

State Public for Oregon

2207

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Yonida

U. S. National Bank of Oregon
U. S. Bancorp. P.O. Box 3347
Portland, Oregon 97208

~~STATE OF OREGON.~~

~~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 _____ of _____ this/ies number _____~~

~~Record of Deeds of said county.~~

~~Witness my hand and seal of _____ County aforesaid.~~

~~_____
Recording Officer~~

~~_____
Deputy~~