

1-1-74
DEED 32472 76681

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Harlan B. Dexter and Hester M. Dexter, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor, paid by Eugene F. Thomas and Linda Scott Thomas, 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 6, Block 48, Hillside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject, however, to the following:

1. The taxes for 1979-1980 are now a lien, but not yet payable.
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
3. Party Wall Agreement, including the terms and provisions thereof, between Flora E. Stevenson and Wallace J. Stevenson, legal owners, and H.B. Dexter and Hester Dexter, his wife, purchasers, parties of the first part and Jacob C. Renie and Ruth E. Renie, his wife, parties of the second part, dated June 5, 1952, recorded June 9, 1952, in Deed Volume 255, page 146, 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,

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 \$55,000.00. However, the actual consideration consists of or includes other property or value given or promised which is hereby considered (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 day of 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)

Harlan B. Dexter
Hester M. Dexter

STATE OF OREGON
County of Marion } ss.
11/7/79, 19 79

Personally appeared the above named Harlan B. Dexter and Hester M. Dexter, husband and wife,

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My Commission Expires July 2, 1983
My commission expires

STATE OF OREGON, County of } ss.
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Personally appeared and 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

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene Thomas,
220 Hillside,
Klamath Falls

NAME, ADDRESS, ZIP

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

DVA

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.

By Recording Officer
Deputy

