

1-1-74

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WARRANTY DEED-TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That James H. Cavener and Judith L. Cavener, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert M. Reed and Mapril J. Reed, 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 501, Block 109, MILLS ADDITION to the City of Klamath Falls, 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. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein: Dated May 18, 1972, Recorded May 19, 1972 in Volume M-72, page 5352, Microfilm Records of Klamath County, Oregon. Amount: \$10,800.00
2. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances (For continuation of this deed see reverse side of this document)

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 \$ 19,235.25

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 25th day of November, 1975; 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)

x James H. Cavener  
James H. Cavener

x Judith L. Cavener  
Judith L. Cavener

STATE OF OREGON, County of Klamath, ss.  
November 25, 1975

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 \_\_\_\_\_

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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

STATE OF OREGON, County of Klamath, ss.  
November 25, 1975

Personally appeared the above named James H. Cavener and Judith L. Cavener, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Margaret E. Gasky  
Notary Public for Oregon  
My commission expires 3-19-77

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. & Mrs. Robert M. Reed  
6715 AMBER  
KLAMATH FALLS, OREGON 97601  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, County of \_\_\_\_\_ ss.

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.

SPACE RESERVED FOR RECORDER'S USE

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

0852

1281

as may be provided therein:

Dated: February 19, 1975, Recorded: February 26, 1975 in Volume M-75, page 2300, Microfilm Records of Klamath County, Oregon.

Amount: \$6,000.00

Mortgagor: Vernon Kent Byington and Linda K. Byington, husband and wife

Mortgagee: James H. Cavener and Judith L. Cavener, husband and wife.

Said Mortgage was assigned by mesne assignments and by instruments Recorded: March 3, 1975 in Volume M-75, page 2428 and page 2429,

Microfilm Records of Klamath County, Oregon.

To: Herbert H. Jolliff or Linda R. Jolliff, husband and wife, and Kenneth R. Ostrom or Nancy S. Ostrom, husband and wife

3. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein:

Dated: February 19, 1975

Recorded: February 26, 1975 in Volume M-75, page 2303, Microfilm Records of Klamath County, Oregon.

Amount: \$14,677.25

Mortgagor: Vernon Kent Byington and Linda K. Byington, husband and wife

Mortgagee: James H. Cavener and Judith L. Cavener, husband and wife.

Grantees, Robert M. Reed and Mapril J. Reed, husband and wife, do not assume and agree to pay Trust Deed dated May 19, 1972, Mortgage dated February 19, 1975, and Mortgage dated February 19, 1972 and Grantors covenant that they will hold Grantees harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Company

this 22nd day of January A.D. 1980 at 11:41 o'clock A.M., and

fully recorded in Vol. M-80, of Deeds on Page 1280

W. D. MILNE, County Clerk

By Joqueline J. Mettee

Fee \$7.00

STATE OF OREGON  
COUNTY OF KLAMATH  
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.

STATE OF OREGON  
COUNTY OF KLAMATH  
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.