

82724

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That GARY L. GUGGENMOS and SALLY L. GUGGENMOS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WAIHUN YEE and JANET YEE, 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 47 of LEWIS TRACTS, in the County of Klamath, State of Oregon subject to Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$15,200.00 dated February 23, 1977, recorded March 1, 1977, Book M-77, Page 3608 wherein the Trustor is Gary L. Guggenmos and Sally L. Guggenmos, husband and wife, and the Trustee is William Ganong, Jr. and the Beneficiary is First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, which the Grantees herein assume and agree to pay.

(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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 35,000.00

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 3rd day of April, 1980; 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)

GARY L. GUGGENMOS

SALLY L. GUGGENMOS

STATE OF OREGON,

County of Klamath

April 3, 1980

Personally appeared the above named Gary L. Guggenmos and Sally L. Guggenmos

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2/14/81

GARY L. and SALLY L. GUGGENMOS

GRANTOR'S NAME AND ADDRESS

WAIHUN and JANET YEE

GRANTEE'S NAME AND ADDRESS

After recording return to:

WAIHUN and JANET YEE

121 South Falls Klamath Falls

NAME, ADDRESS, ZIP

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

Waihun & Janet Yee, 121 S. Falls, Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of

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ss.

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 3rd day of April, 1980,

at 3:37 o'clock P.M., and recorded in book M80 on page 6247 or as file/reel number 82724.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer

By: [Signature] Deputy

Fee \$3.50