

1-1-74

K33631 89925 WARRANTY DEED—TENANTS BY ENTIRETY M 80 Page 17874



KNOW ALL MEN BY THESE PRESENTS, That Lynn A. Baldwin, formerly Lynn A. Rodgers

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles Raymond Smith and Janice Marie Smith, 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 Southerly 90.2 feet of Lot 9 in Block 1 of Pine Grove Ranchettes according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements and rights of way of record and those apparent upon the land; to Building and use restrictions of record, and to Charges and assessments of Mallory Enterprises Public Utility.

(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 taxes for fiscal year 1980-81;

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 \$ 40,000.00
~~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 19 day of September, 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.

STATE OF OREGON,

County of Klamath

ss.

Lynn Baldwin

by: Kenneth E. Cunard
her attorney in fact

On this the 19 1 day of September, 19 80 personally appeared
Kenneth E. Cunard

who, being duly sworn (or affirmed), did say that he is the attorney in fact for
Lynn Baldwin, aka Lynn A. Baldwin, formerly Lynn A. Rodgers and
that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowl-
edged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Notary public for Oregon
my commission expires 8-5-83

(Title of Officer)

STATE OF OREGON,

ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
19th day of September, 19 80,
at 3:53 o'clock P. M., and recorded
in book reel volume No. M80 on
page 17874 or as document / fee / file /
instrument / microfilm No. 89925 .
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By Berntha A. Holch Deputy

Fee \$3.50

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Charles Smith
3335 Pine Grove Rd
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE