

1-174

89984

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M⁸ Page 17971

KNOW ALL MEN BY THESE PRESENTS, That Terry P. Bradford and
Roxanne Bradford, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Bruce
Matheney and Linda K. Matheney, 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 ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The West 82 feet of Lot 3, Block 31, HILLSIDE ADDITION TO THE CITY
OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments
of the City of Klamath Falls.

3. An easement created by instrument, including the terms and
provisions thereof,

Dated : July 23, 1947

Recorded : July 28, 1947 Book: 209 Page: 181

For : A driveway 10 feet wide, 5 feet on either side
of the line between Lots 2 and 3, Block 31
extending back 106 feet from Johnson Avenue.

(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 en-
tirety, 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 \$ 18,500.00

~~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).⁽¹⁾ (The sentence between the symbols ⁽¹⁾, 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 7th day of August, 1978;
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.
August 7, 1978

Personally appeared the above named
Terry P. Bradford and
Roxanne Bradford, husband and
wife and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Arlene T. Addington*
Notary Public for Oregon
My commission expires 3-22-81

Roxanne Bradford
STATE OF OREGON, County of) ss.
1978

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 _____

_____, 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 be-
half 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:

KFFS & L
540 MAID
R.F.O.

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
22nd day of September, 1980,
at 11:31 o'clock A.M., and recorded
in book M80 on page 17971 or as
file/reel number 89984.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne
By *James H. Smith* Recording Officer
Deputy

Fee \$3.50

SPACE RESERVED
FOR
RECORDER'S USE