

1-1-74

91770

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178

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KNOW ALL MEN BY THESE PRESENTS, That JOHN R. WELLS and CLARENCE ROBERT WELLS:

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ARTHUR F. NOON, JR. and MICHELLE NOON, 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 1, Block 6, SECOND ADDITION TO THE CITY OF CHILOQUIN, in the County of Klamath, State of Oregon, TOGETHER WITH vacated 20 feet of Chinchalo Street abutting on the Northerly boundary.

SUBJECT, however, to the following:

1. Reservations as shown in the Deed from Seda Cowen Johnson, a widow, to William C. Walker, recorded January 18, 1962 in Deed Volume 335 at page 156, omitting restrictions herein, if any, based on race, color, religion or national origin.
2. Rights of the public and of Governmental bodies in any part of the property lying below mean high water line of Williamson River.

(for continuation of this description, see reverse side)

(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 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 \$ 10,000.00. 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 24 day of October, 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)

John R. Wells
Clarence Robert Wells
Clarence Robert Wells

STATE OF OREGON, }
County of Klamath } ss.
October 24, 1980

Personally appeared the above named

John R. Wells and Clarence Robert Wells

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

(OFFICIAL SEAL)

Before me:
Sandra B. Kaita

Notary Public for Oregon

My commission expires 12-25-82

STATE OF OREGON, County of _____) ss.
_____, 19____

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 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

John R. Wells & Clarence R. Wells
Star Route 2, Box 555E
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

Arthur F. Noon, Jr., et ux
1037 So. Alma St.
San Diego, CA 90731

GRANTEE'S NAME AND ADDRESS

After recording return to:

Arthur F. Noon, Jr., et ux
same as above

NAME, ADDRESS, ZIP

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

Arthur F. Noon, Jr., et ux
same as above

NAME, ADDRESS, ZIP

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/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

20880

CITY:

20880

(description continued from front)

3. 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 \$5,520.00

Dated : October 10, 1979
Recorded : January 8, 1980 Book: M-80 Page: 408
Trustor : John R. Wells and Clarence Robert Wells
Trustee : Transamerica Title Insurance Company
Beneficiary : John J. O'Hearn

Said Trust Deed and the Note it secures are being assumed by the grantee herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 27th day of October A. D. 1980 at 11:59 o'clock A M., and

duly recorded in Vol. M80, of Deeds on Page 20879

WED. D. MILNE, County Clk

By Bernetha J. Hetch

Fee \$7.00