

95318

WARRANTY DEED—TENANTS BY ENTIRETY Vol. M81 Page 1545

KNOW ALL MEN BY THESE PRESENTS, That Jack H. Redfield and Beulah R. Redfield, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Paul M. Goebel and Phyllis A. Goebel, 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 17.2 feet of Lot 53 and all of Lot 54, as shown on the map entitled "OLD ORCHARD MANOR", according to the official plat thereof on file in the records of Klamath County, Oregon. Subject, however, to the following:

1. Water and sewer use charges, if any, due to the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Set back provisions as delineated on the recorded plat, 20 feet from the Eastern lot line.
4. Irrigation drain as delineated on the recorded plat over the Western portion of lot.
5. An easement created by instrument, including the terms and (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, 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 \$ 59,000.00. 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 10th day of November, 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)

STATE OF OREGON,
County of Klamath } ss.
November 10, 1980

Personally appeared the above named
Jack H. Redfield and Beulah R. Redfield, husband and wife,
and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires 5-6-84

Redfield

Goebel

After recording return to:
Paul M. Goebel & Phyllis A. Goebel
1032 Applewood Street
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of } ss.
November 10, 1980

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 } ss.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ 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.

By _____ Deputy

provisions thereof,
Dated: January 13, 1951
Recorded: January 23, 1951, Volume 244, Page 613, Klamath
County Deed Records
In Favor Of: The California Oregon Power Company
For: Pole and wire lines
Over: Western 5 feet
6. Covenants, easements, and restrictions, but omitting restrictions,
if any, based on race, color, religion or national origin, imposed
by instrument, including the terms thereof.
Recorded: February 20, 1951, Volume 245, Page 361, Klamath
County Deed Records

STATE OF OREGON, COUNTY OF KLAMATH; ss.

~~State of Oregon, County of Klamath~~
this 30th day of January A.D. 19 81 at 4:31 o'clock P.M., and
duly recorded in Vol. M-81 of Deeds on Page 1515

Fee \$7.00

By

EVELYN BIEHN, County Clerk

Jacqueline J. Methe

Jack H. Redfield

Paul H. Redfield

CLERK

Notary Public for Oregon

STATE OF OREGON

County of Klamath
I, County Clerk, do hereby certify that the within instrument was recorded for record on this 30th day of January 1981 in book 244, page 613 of said County Deed Records, and that the same is a true and correct copy of the original instrument as the same appears on the records of said County Deed Records.

Paul H. Redfield & Jack H. Redfield
Attorneys at Law
Klamath Falls, Oregon