

95337

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 781 Page

1546

KNOW ALL MEN BY THESE PRESENTS, That

THOMAS G. DANIELS AND MARY JO DANIELS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by

CRAIG A. FLECK & COLETTE M. FLECK, 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 23 in Block 7 of Gatewood, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Assessments of the City of Klamath Falls for monthly water and/or sewer service; Reservations, restrictions, rights of way of record and those apparent upon the land; AND TRUST DEED, including the terms and provisions thereof, executed by William J. Lawrie et ux, grantors to William Sisemore, trustee for Klamath First Federal S/Loan Association, dated August 4, 1978 recorded August 4, 1978 in Vol M78 page 17151, Klamath County records, WHICH SAID TRUST DEED GRANTEES Herein agree to assume and pay according to its terms.

(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;

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 \$59,400.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 29 day of January, 1981; 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)

Thomas G. Daniels
Mary Jo Daniels

Province British Columbia
STATE OF OREGON } ss.
County of Yolo
January 29, 1981

Personally appeared the above named

Thomas G. Daniels and Mary Jo Daniels

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

Before me:
(OFFICIAL SEAL)
JOHN MORDIN HOYTE
Notary Public for Oregon
My commission expires

A Notary Public in and for the Province of British Columbia
My commission expires:

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:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 3rd day of February, 1981, at 11:18 o'clock A.M., and recorded in book/reel/volume No. M81 on page 1546 or as document/fee/file/instrument/microfilm No. 95337. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Bernetha A. Fetscher Deputy

Fee \$3.50

After recording return to:

Mr. and Mrs. Craig Fleck

5101 Ridewood POB 366

Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

1st Federal s/loan

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

81 FEB 3 AM 11 18