

1-1-74

26090

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 46/ Page 2825

KNOW ALL MEN BY THESE PRESENTS, That Clyde P. Nelson and Alta M.

Nelson, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lloyd C.

Kinnan and Lauretta L. Kinnan

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:

A portion of Lot 1 in Block 1 of THIRD ADDITION TO ALTAMONT ACRES,

according to the official plat thereof on file in the office of

the County Clerk of Klamath County, Oregon, more particularly

described as follows:

Beginning at a point on the East line of said Lot 1 at a point 10

feet South of the Northeast corner thereof, thence Westerly

parallel to the Northerly line of said Lot 1 and 10 feet Southerly

therefrom a distance of 190 feet to a point; thence Southerly

parallel to the Easterly line of said Lot 1 a distance of 52 feet

to a point; thence Easterly parallel to the Northerly line of said

Lot 1 a distance of 190 feet, more or less to a point on the Easter-

ly line of said Lot 1, 52 feet South of the point of beginning;

thence Northerly along said Easterly line a distance of 52 feet to

the point of beginning.

Subject, however, to the following:

(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 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 \$60,000.00

However, the actual consideration consists of or includes other property or value given or promised which is

the whole 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 17th day of February, 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)

Clyde P. Nelson

Clyde P. Nelson

Alta M. Nelson

Alta M. Nelson

STATE OF OREGON,

County of Klamath

February 17, 1981

Personally appeared the above named

Clyde P. Nelson and

Alta M. Nelson, husband and

wife

and acknowledged the foregoing instru-

ment to be their voluntary act and deed.

Before me, Margaret L. Hooker

(OFFICIAL SEAL) Notary Public for Oregon

My commission expires 3-19-81

STATE OF OREGON, County of) ss.

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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return for Mr. and Mrs. Lloyd C. Kinnan
3004 Altamont Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

3004 Altamont Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of) ss.

I certify that the within instru-

ment 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/tee/file/

instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of

County affixed.

NAME TITLE

By Deputy

Clyde F. Nelson and Alta M.

Investigator called the grantor, for the consideration thereafter stated to the grantor paid by Nelson, husband and wife, \$100.00.

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. Assessments, if any, due to the City of Klamath Falls, for water use.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

4. Utility easement, including the terms and provisions thereof, recorded October 2, 1934 in Deed Volume 103, page 549, Records of Klamath County, Oregon.

to a point; thence Easterly parallel to the Northern line of said
parallel to the Eastern line of said lot 1 a distance of 52 feet
therefrom a distance of 100 feet to a point; thence Easterly

STATE OF OREGON, COUNTY OF KLAMATH, ss.
 Filed for record *abstract*

DECLASSIFIED BY: 6032
DATE: 11-18-2013
AUTHORITY: 25X

duly recorded in Vol. 181 of Deeds at 4:25 o'clock P. M., and

EVLYN BIEHN, County Clerk

land, it and, as of the date of this deed, Fee \$7.00 and that

00.000.000

changes shall be effected to make the provisions herein apply equally to corporations and to individuals in constructing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be effected to make the provisions herein apply equally to corporations and to individuals.

1891

if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized therein by order of its board of directors.

Walter P. [Signature]

Clyde P. Nelson

pos. 1911. 11. 13. 14

STATE OF OREGON, County of _____
VICTOR H. NELSON

STATE OF OREGON
County of
February 18
1981
Klamath

Alta K. Nelson, husband and
Clyde P. Nelson and
personally appeared the above named

and acknowledged that the following information was furnished to the FBI by the FBI on 10/10/68:

My commission expires	Notary Public for Oregon	Before me:	(OFFICIAL SEAL)
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[illegible]

STATE OF OREGON
County of _____
I certify that the within instru-
ment was received for record on the _____
day of _____ 19____
at _____ o'clock _____ and recorded
in book _____ folio _____
page _____ and on the _____ instrument numbered _____
Record of Deeds of said county.
Witness my hand and seal of
County Office _____

NAME _____
Deputy _____

3004 Alameda Drive
Klamath Falls, Oregon 97601