

FRONTIER

99126

WARRANTY DEED—TENANTS BY ENTIRETY

7864

KNOW ALL MEN BY THESE PRESENTS, That Eugene R. Coryell and Joanne M. Coryell, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dennis E. Bice and Teresa L. Bice, 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 Northwesterly 83.0 feet of Lot 2 of WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
2. Water and sewer use charges, if any, due to the City of Klamath Falls.
3. Set back provisions as delineated on the recorded plat being 20 feet in width along the front lot line.
4. Utility easement as delineated on the recorded plat, being 10 feet in width along the back lot line.
5. Covenants, conditions, and restrictions, including the terms and provisions thereof, imposed by instrument recorded August 13, 1959 in Volume 13, Page 496 and modified April 21, 1960 in Volume (for continuation of this deed see reverse side of this document)

(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 \$ 44,500.00. 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 1st day of May, 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)

Eugene R. Coryell

Joanne M. Coryell

Joanne M. Coryell

Joanne M. Coryell

STATE OF OREGON,)
County of Lane) ss.
5/1, 1981

STATE OF OREGON, County of Lane) ss.
5/1, 1981

Personally appeared EUGENE R. CORYELL and JOANNE M. CORYELL, 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:

Personally appeared the above named Eugene R. Coryell and Joanne M. Coryell, husband and wife,

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

Notary Public for Oregon
My commission expires 3/21/84

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dennis E. & Teresa L. Bice
1708 Carlson Drive
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

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

Klamath County, Oregon

Klamath County, Oregon

320, Page 437 and May 26, 1960 in Volume 321, Page 440, all Deed Records of Klamath County, Oregon.

6. Conditions and restrictions imposed by instrument including the terms and provisions thereof recorded May 2, 1944 in Volume 164, Page 406, Deed Records, Klamath County, Oregon.

7. Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$19,950.00.

Dated September 26, 1973

Recorded September 26, 1973 Volume M73, Page 13038,

Klamath County Microfilm Records

Mortgagor Richard W. Johnson and Doreen E. Johnson, husband and wife

Mortgagee State of Oregon, represented and acting by the Director of Veterans' Affairs

Loan No. M02990-P, which Grantees herein do not assume and agree to pay, and Grantors herein agree to hold Grantees harmless therefrom.

(Inscribed and to this conveyance and last will be sold in

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of

this 4th day of May A.D. 1981 at 9:48 o'clock A.M., and

is duly recorded in Vol. M81 of Deeds on Page 7864

EVELYN DIEMM, County Clerk

By Debra A. Jansen

Fee \$7.00

Harold J. Jansen

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