

1-174

WARRANTY DEED—TENANTS BY ENTIRETY



K-34714

KNOW ALL MEN BY THESE PRESENTS, That Luther H. Dearborn

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Steven I. Subotnick and Janice S. Subotnick, 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: Lots 7, 8, 9, 10, and 11 in Block 77 of Buena Vista Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

1. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
2. Driveway Easement, including the terms and provisions thereof, given by Jimmie Lee Hargrove and Sharon Lee Hargrove, dated January 9, 1974, recorded January 11, 1974, in Volume M74 page 379, Deed Records of Klamath County, Oregon.
3. Mortgage, including the terms and provisions thereof, executed by Jimmie Lee Hargrove and Sharon Lee Hargrove, husband and wife, to First Federal Savings and Loan Association, dated January 2, 1974

(Continued on 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 those listed 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 \$170,000.00

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 14 day of September, 19 81, 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.

Luther H. Dearborn
Luther H. Dearborn

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
September 14, 19 81

Personally appeared the above named

Luther H. Dearborn

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-5-83

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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jensen Investments, Inc.
24301 Southland Dr. Suite 207
Hayward, CA 94545

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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/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

recorded January 11, 1974, in Volume M74 page 382, Mortgage Records of Klamath County, Oregon, to secure the payment of \$26,000. Lot 11.

- 4. Mortgage, including the terms and provisions thereof, executed by Jimmie Lee Hargrove and Sharon Lee Hargrove, husband and wife, to First Federal Savings and Loan Association, dated January 2, 1974, recorded January 11, 1974, in Volume M74 page 384, Mortgage Records of Klamath County, Oregon, to secure the payment of \$26,000. Lot 10.
- 5. Mortgage, including the terms and provisions thereof, executed by Jimmie Lee Hargrove and Sharon Lee Hargrove, husband and wife, to First Federal Savings and Loan Association, dated January 2, 1974, recorded January 11, 1974, in Volume M74 page 386, Mortgage Records of Klamath County, Oregon, to secure the payment of \$26,000. Lot 9.
- 6. Mortgage, including the terms and provisions thereof, executed by Jimmie Lee Hargrove and Sharon Lee Hargrove, husband and wife, to First Federal Savings and Loan Association, dated March 4, 1974, recorded March 8, 1974, in Volume M74 page 3233, Mortgage Records of Klamath County, Oregon to secure the payment of \$26,000. Lots 7, 8.

(Continued on Reverse Side)

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Klamath County Title Co.

this 14th day of September, A.D. 19 81 at 2:33 P.

duly recorded in Vol. M81, of Deeds on 16292

By EVELYN BIEHN CGC
deputy
Fee \$8.00

STATE OF OREGON
COUNTY OF KLAMATH
I, Evelyn Biehn, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.

STATE OF OREGON
COUNTY OF KLAMATH
I, Evelyn Biehn, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears of record in my office.