

WARRANTY DEED—TENANTS BY ENTIRETY

m81 page 20732

KNOW ALL MEN BY THESE PRESENTS, That G. Robert Lecklider and Nancy C. Lecklider, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jack T. Burns and Betty S. Burns, 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 1 and the Northwesterly rectangular one-half of Lot 2 in Block 40 of HILLSIDE ADDITION to the City of Klamath Falls, Oregon, saving and excepting therefrom a 20 foot strip off the extreme Southwest side of said lots given to the county to widen the alley through said block into a 40 foot street; said property in Klamath County, Oregon.

Subject, however, to the following:

1. 1979-1980 taxes, a lien in an amount to be determined, but not yet payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls, Oregon.
3. Restrictions, as contained in documents recorded February 25, 1929, in Volume 70, Page 339 and 340, and stated as follows:
(For continuation of this document, see reverse side of this deed.)

(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 \$78,000.00. 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 ①, 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 16th day of November, 1979; 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)

G. Robert Lecklider
Nancy C. Lecklider
G. Robert Lecklider
Nancy C. Lecklider

STATE OF OREGON,
County of Klamath
November 16, 1979

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.

Personally appeared the above named Nancy C. Lecklider, individually and as attorney in fact for G. Robert Lecklider and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 8-23-81

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:

Blackburn, Terrell, Fasse & Brian
Attorneys at Law
P.O. Box 670, Medford, Or. 97501

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.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file, reel number _____ Record of Deeds of said county. Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

"It is understood and agreed that no dwelling house shall be erected on said premises to cost less than \$4,000.00 unless plans for the same are approved by party of the first part."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~xxxxxx~~

on 2 day of December A.D. 1981 at 11:42 A.M., and

duly recorded in Vol. M 81 of Deeds on Page 20732

EMILY B. BELL, County Clerk

Fee \$8.00

By Jay M. Bell