

77 TC 40893

5153

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That FRED L. JENSEN and VIRGINIA JENSEN

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EMIL B. HAKEL, JR. and JEANNE T. HAKEL, 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 6 in Block 33, FIRST ADDITION TO KLAMATH FOREST ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to Reservations and restrictions as contained in plat dedication, to wit: "said plat being subject to a 16 ft. easement centered on the back and side lines of all lots for future utilities and to all easements and reservations of record".

(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 \$1,350.00. However, the actual consideration consist 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 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 9th day of December, 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)

STATE OF ~~OREGON~~ IDAHO

County of Ada

December 9

} ss.

, 1981

Personally appeared the above named Fred L. Jensen and Virginia Jensen

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

Notary Public for ~~OREGON~~ Idaho
My commission expires

STATE OF OREGON, County of

, 19

} 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

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Fred L. & Virginia Jensen
4707 Mason Drive
Boise, ID 83705

GRANTOR'S NAME AND ADDRESS

Emil B. & Jeanne T. Hakel
15302 East Lindhall Way
Whittier, CA 90604

GRANTEE'S NAME AND ADDRESS

After recording return to:
Emil B. & Jeanne T. Hakel

Same as above

NAME, ADDRESS, ZIP

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

Emil B. & Jeanne T. Hakel

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

} ss.

I certify that the within instrument was received for record on the 11 day of January, 1982, at 8:33 o'clock A.M., and recorded in book reel volume No. M 82 on page 313 or as document fee file instrument/microfilm No. 8153 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By *Joyce McIlroy* Deputy

Fees \$4.00