

1-1-74

## WARRANTY DEED—TENANTS BY ENTIRETY

15177  
HENDERSON MILLWORK, INC. 11560

KNOW ALL MEN BY THESE PRESENTS, That HENDERSON MILLWORK, INC.

ELBERT G.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by HENDERSON and ANNETTE HENDERSON, 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 tract of land situated in Lots 2, 3, 4, and 5 of the Re-Subdivision of blocks 25 to 32 of ALTAMONT RANCH TRACTS,

Beginning at the Southwest corner of Lot 5 of said Re-Subdivision; thence North 135 feet along the West line of Lot 5 to the true point of beginning; thence East 170 feet; thence South 135 feet to the North line of Anderson Avenue; thence East along the North line of Anderson Avenue to the center line of Avalon Avenue; thence North along said center line to the Southerly right-of-way line of the Great Northern Railway as now located; thence Northwesterly along said right-of-way to the West line of Lot 2 of said subdivision; thence South along the West line of Lots 2, 3, and 4 & 5 of said subdivision to the point of beginning, including vacated portion of Avalon Avenue West of the center line and South of Great Northern Railway's right-of-way.

SAVING AND EXCEPTING that portion deeded to Great Northern Railway by deed dated February 8, 1961, recorded February 15, 1961, in Volume 327, page 339, Deed records of Klamath County, Oregon.

(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, excepting those encumbrances of record, which grantees assume and agree to pay

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 is the cancellation of corporate shares pursuant to Section 353 Liquidation of corporate shares 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 3.030.)

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 31 day of September, 1982; 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,

County of \_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named \_\_\_\_\_

\_\_\_\_\_ and acknowledged the foregoing instrument to be \_\_\_\_\_ voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires \_\_\_\_\_

ELBERT G. HENDERSON, President

PATRICIA E. HENDERSON, Secretary

STATE OF OREGON, County of Klamath ) ss.

September 31, 1982

Personally appeared ELBERT G. HENDERSON and PATRICIA E. HENDERSON who, being duly sworn,

each for himself and not one for the other, did say that the former is the ELBERT G. HENDERSON president and that the latter is the PATRICIA E. HENDERSON secretary of

HENDERSON MILLWORK, INC.

\_\_\_\_\_ 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:

Notary Public for Oregon

My commission expires: 4-15-86

(OFFICIAL SEAL)

HENDERSON MILLWORK, INC.

3007 Anderson  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

ELBERT G. and ANNETTE HENDERSON  
6724 Eberlein  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

HENDERSON & MOLATORE  
426 Main Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

ELBERT G. and ANNETTE HENDERSON  
6724 Eberlein  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 1 day of Sept, 1982 at 4:17 o'clock P.M., and recorded in book/reel/volume No. M82 on page 11560 or as document/fee/file/instrument/microfilm No. 15177, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By Joy Mc Blue Deputy

Fee \$4.00