

1-1-74

16087

WARRANTY DEED—TENANTS BY ENTIRETY

M8V 13243

KNOW ALL MEN BY THESE PRESENTS, That
George W. Frederick

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Stephen R. Holmes
and Ruby N. Holmes, 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 ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4 in Block 14, Tract No. 1064, First Addition to Gatewood,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Subject to Taxes for 1982-83; Assessments of the City of Klamath Falls for
sewer and/or water service; Reservations, restrictions, rights of way of record
and those apparent upon the land; Mortgage, including the terms and provisions
thereof dated March 13, 1980, recorded March 14, 1980 in M80 page 4911, given
to The State of Oregon, acting by and through the Department of Veterans Affairs,
which said Mortgage Grantees herein agree to assume and pay.

(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 en-
tirety, 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 above.

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 \$ 59,300.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole 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 30 day of September, 19 82
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.

George W. Frederick

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Klamath
September 30, 19 82

Personally appeared the above named
George W. Frederick

and acknowledged the foregoing instru-
ment to be their 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)
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 be-
half 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:

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
4 day of Oct, 19 82,
at 11:16 o'clock A.M., and recorded
in book/reel/volume No. M82 on
page 13243 or as document/fee/file/
instrument/microfilm No. 16087,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk
By Deputy

Fee \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Buyers

4996 Laurelwood
Klamath Falls, OR 97601

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