

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

16904

Vol. MSV Page 14650

KNOW ALL MEN BY THESE PRESENTS, That Robert E. Benjamin and Ruby E. Benjamin hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Alfred G. Villalon & Patricia D. Villalon, 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 4, Block 21 of MERRILL, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. SUBJECT TO: City liens, if any, due to the City of Merrill. 2. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a Mobile Home and any interest or liens disclosed thereby. 3. Real Estate Contract, including the terms and provisions thereof, dated March 22, 1978 a Memorandum of which was recorded, March 27, 1978, Volume M78, page 5763, Microfilm Records of Klamath County, Oregon, between R. S. Hubbard and LaVerda I. Hubbard, husband and wife as Vendors and Robert E. Benjamin and Ruby E. Benjamin, husband and wife as Vendees.

(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 of record

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 \$28,800.00. 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 individuals.

In Witness Whereof, the grantor has executed this instrument this 5th day of December, 1980; 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)

x Robert E. Benjamin  
x Ruby E. Benjamin

STATE OF OREGON, } ss.  
County of Klamath }  
December 5, 1980.

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:

Personally appeared the above named Robert E. Benjamin and Ruby E. Benjamin

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

Notary Public for Oregon  
My commission expires 1-22-84

Robert E. & Ruby E. Benjamin  
P. O. Box 792  
Merrill, Oregon 97633  
GRANTOR'S NAME AND ADDRESS

Alfred G. & Patricia D. Villalon  
P. O. Box 576  
Merrill, Oregon 97633  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Alfred G. Villalon  
P. O. Box 576  
Merrill, Oregon 97633  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
Alfred G. Villalon  
P. O. Box 576  
Merrill, Oregon 97633  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 3 day of NOV, 1982, at 3:28 o'clock P.M., and recorded in book M82 on page 14650 or as file/reel number 16904.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk  
Recording Officer  
By \_\_\_\_\_ Deputy  
Fee \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE