

1-1-74

20772

WARRANTY DEED—TENANTS BY ENTIRETY

K-35985

Vol. M83 Page 2889

KNOW ALL MEN BY THESE PRESENTS, That

JAMES E. NIMMO AND BEULAH A. NIMMO

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LLOYD E. McCLURE and CATHERINE M. McCLURE, 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 11 in Block 21 of Industrial Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the Klamath County Clerk, Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; TRUST DEED, including the terms and provisions thereof, given by James E. Nimmo et ux, to Mountain Title Co., as trustee for Alva L. Edwards and Zan I. Edwards, dated April 8, 1982, recorded April 8, 1982 in Vol M82 page 4428 records of Klamath County, Oregon WHICH SAID Trust Deed, 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 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 above

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 \$15,655.75

~~However, the actual consideration consists of or includes other property or value given or promised which is 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 24 day of February, 1983; 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)

James E. Nimmo  
James E. Nimmo

Beulah A. Nimmo  
Beulah A. Nimmo

STATE OF OREGON, }  
County of Klamath } ss.  
February 23, 1983

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)

Personally appeared the above named  
James E. Nimmo and  
Beulah A. Nimmo

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-5-83

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee  
7654 Lost River Road  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 24 day of Feb., 1983 at 11:48 o'clock A.M., and recorded in book/reel/volume No. M83 on page 2889 or as document/fee/file/instrument/microfilm No. 20772, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn County Clerk

By \_\_\_\_\_ Deputy

Fee \$4.00

SPACE RESERVED  
FOR  
RECORDER'S USE