

WARRANTY DEED - TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Hugh M. Jenkins and Jocenean Jenkins, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Wayne E. Phillips and Helen J. Phillips, 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:

PARCEL 2
A portion of the Northerly and Westerly half of Lot 5, Block 1 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the line between Lots 4 and 5, Block 1, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, 55 feet Southerly and Easterly from the East line of Uerlings Street; thence Northerly and Westerly along the line between Lots 4 and 5 in Block 1, FIRST ADDITION, to the Eastline of Uerlings Street; thence South to the Northerly and Easterly line of Seventh Street; thence Southerly and Easterly along the Northerly and Easterly line of Seventh Street 58 feet; thence Northerly and Easterly across Lot 5 of Block 1, FIRST ADDITION, to the point of beginning. (For continuation of this deed, see reverse side of this document.)

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 \$11,000.00. ~~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 [Ⓢ], 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 16th day of March, 1979; 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)

Hugh M. Jenkins
Jocenean Jenkins

STATE OF OREGON,
County of Klamath } ss.
March 16, 1979.

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 _____ 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.

Personally appeared the above named Hugh M. Jenkins and Jocenean Jenkins, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Barlene T. Addington*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 3-22-81

Before me: _____
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Certified Mortgage Co.
836 Klamath Ave.
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

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

Michael T. Mohn
522 Pelican Bay
Klamath Falls, Or. 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, _____ ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock M., and recorded in book _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ..

this 10th day of May A. D. 19 83 at 3:34 o'clock P.M.

duly recorded in Vol. M83, of Deeds on page 7336.

EVELYN BIEHN, County Clerk

By [Signature]

Fee \$8.00