

1-174

## WARRANTY DEED—TENANTS BY ENTIRETY

23637

36084

Vol. 483 Page 7743

KNOW ALL MEN BY THESE PRESENTS, That

Lee Joseph Osep and Evelyn Ruth Osep

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN C. MARTIN, JR. & GLENDA LEE MARTIN, 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:

The North 15 feet of Lot 12 and all of Lot 13 of Block 4, ELDORADO ADDITION, to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; AND Trust Deed, including the terms and provisions thereof, executed by Lee Joseph Osep et ux, grantors to William Sisemore, trustee for Klamath First Federal S/Loan dated October 2, 1979, recorded Oct. 3, 1979 in Vol. M73 page 23389, 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 \$67,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 11 day of April, 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)

Lee Joseph Osep

Evelyn Ruth Osep

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)

Before me:

Notary Public for Oregon CALIFORNIA

My commission expires

Notary Public for Oregon

My commission expires:

Mr. and Mrs. Lee Osep

878 Via Panorama

Banning, CA 92220

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. John C. Martin, Jr.

197 Peach

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

grantees

197 Peach St.

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,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 18th day of May, 1983, at 10:09 o'clock A.M., and recorded in book/reel/volume No. M83 on page 7743, or as document fee file, instrument/microfilm No. 23637. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

4.00 fee

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

83 MAY 19 04 10 09

OFFICIAL SEAL

E WARDWELL  
NOTARY PUBLIC - CALIFORNIA  
RIVERSIDE COUNTY  
My Comm. Expires JAN 21, 1986