

28493

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m83 Page 16121

KNOW ALL MEN BY THESE PRESENTS, That
 Lester E. Spencer and Nellie Mae Spencer
 hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by
 J. C. Daniels and Janet K. Daniels, 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:
 The Southerly 25.7 feet of Lot 48 and the Northerly 51.4 feet of
 Lot 49 of Old Orchard Manor, according to the official plat thereof
 on file in the records of Klamath County, Oregon, more particularly
 described as follows:

Beginning at the Northeast corner of said Lot 49, thence South along
 the East line of said lot, 51.4 feet to a point; thence West parallel
 to the North line of said lot to a point on the West line of said lot
 which is 51.4 feet South of the Northwest corner of said lot; thence
 North along the West line of said Lot 49 and Lot 48 to a point on
 the West line of said Lot 48 which is 25.7 feet North of the South-
 west corner of said Lot 48; thence East parallel to the South line
 of said Lot 48 to a point on the East line of said Lot 48 which is
 25.7 feet North of the Southeast corner of said Lot 48; thence South
 along the East line of said lots to the point of beginning.

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 Trust Deed,
 Trust deed, recorded in Vol. m78 page 22114, wherein Klamath First Federal is
 beneficiary, which said trust deed grantees herein agree to assume and pay.
 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 \$40,135.16.
 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 @, if not applicable, should be deleted. See ORS 93.090.)

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 19 day of September, 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)

Lester E. Spencer
 Lester E. Spencer

Nellie Mae Spencer
 Nellie Mae Spencer

STATE OF OREGON,
 County of Klamath } ss.
 September 19, 1983.

STATE OF OREGON, County of } ss.
 September 19, 1983.

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 _____

Personally appeared the above named
 Lester E. Spencer and Nellie Mae
 Spencer and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

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 8-5-87

(OFFICIAL
 SEAL)

Notary Public for Oregon
 My commission expires:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to: Grantees 934 Applewood 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

STATE OF OREGON,
 County of Klamath } ss.

I certify that the within instru-
 ment was received for record on the
 19th day of September, 1983
 at 11:59 o'clock A.M., and recorded
 in book/reel/volume No. M 83 on
 page 16121 or as document/fee/file/
 instrument/microfilm No. 28493,
 Record of Deeds of said county.

Witness my hand and seal of
 County affixed.

Evelyn Biehn, County Clerk
 NAME TITLE

By Pam Smith Deputy

Fee: \$ 4.00

7-3654

28494

WEIGHT 2000