

1-1-74

30172

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M83 Page 18948



KNOW ALL MEN BY THESE PRESENTS, That

Keller Construction, Inc., An Oregon Corporation
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by
Vester/Sexton and Phyllis/Sexton, 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:

A parcel of land being a portion of Lots 7 and 8, Block 1, Tract
1116-SUNSET EAST, a duly recorded plat in Klamath County, Oregon, said
parcel being more particularly described as follows:

Beginning at the most northerly point of said Lot 7, said point
being S. 37°30'00" W. a distance of 50.00 feet from the center of the
Cul-De-Sac of Rosaria Place; thence along the arc of said Cul-De-Sac to
the left (central angle= 74°06'18", radius = 50.00 feet) 64.67 feet; thence
S. 49°34'24" E. 141.30 feet to the southeasterly corner of said Lot 8,
thence along the southerly line of said Lots 8 and 7 respectively,
S. 70°03'53" W. 51.23 feet and S. 86°01'49" W. 91.56 feet; thence N. 22°
30'00" W. 117.92 feet to the southerly right of way line of said Rosaria
Place; thence along said right of way line N. 67°30'00" E. 18.19 feet to the
point of beginning, with bearings based on said Tract 1116-SUNSET EAST.

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.

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 \$ 78,000.00
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 ©, 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 17 day of October, 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.

This instrument does not guarantee that any par-
ticular use may be made of the property described
(If executed by a corporation, officer should check with the appropriate city or county planning department to verify approved uses.)

STATE OF OREGON, } ss.
County of Klamath }
October 17, 1983

Personally appeared the above named
Joe Keller and Rosie
Keller

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires 8-5-87

by: Keller Construction, Inc., An Oregon Corporation
Joe Keller

By: Rosie Keller, Sec.
Rosie Keller
STATE OF OREGON, County of Klamath) ss.
October 17, 1983

Personally appeared Joe Keller

Rosie Keller

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
Keller Construction, Inc., 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 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:

Notary Public for Oregon

My commission expires: 8-5-87

(OFFICIAL
SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
3rd day of November, 1983.
at 11:43 o'clock AM, and recorded
in book/reel/volume No. M83 on
page 18948 or as document/fee/file/
instrument/microfilm No. 30172
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk

By Pam Smith, Deputy

Fee: \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantee
7128 Rosaria Place
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Department of Veterans Affairs

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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