

1-1-74

33056

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That RICHARD C. BOYLES and DENISE R. BOYLES

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DENNIS RADFORD and JUDY RADFORD, 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 2, Block 4, GREEN ACRES, TRACT NO. 1016, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

Subject to:

- (a) Easements and restrictions as contained in plat dedication to wit;
- "A 20 foot building setback from all street lines; 16 foot drainage easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of drainage ditch; 16 foot utility easements as shown on the annexed plat to provide ingress and egress for the construction and maintenance of said utilities."

(Continued 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 those

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 \$59,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6th day of January, 1984; 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)

Richard C. Boyles
RICHARD C. BOYLES

Denise R. Boyles
DENISE R. BOYLES
STATE OF OREGON, County of _____, 19____ ss.

STATE OF OREGON, } ss.
County of Klamath }
December 1 - 6, 1984

Personally appeared the above named
RICHARD C. BOYLES and
DENISE R. BOYLES
and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 07-6-84

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

RICHARD C. BOYLES and
DENISE R. BOYLES

GRANTOR'S NAME AND ADDRESS
DENNIS RADFORD and JUDY RADFORD

GRANTEE'S NAME AND ADDRESS
After recording return to:
DENNIS and JUDY RADFORD 90 MTC

NAME, ADDRESS, ZIP

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

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 reel volume No. _____ on page _____ or as document fee file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

- (b) Conditions and restrictions as contained in instrument recorded July 24, 1970 in Volume M70, page 6147, Microfilm Records of Klamath County, Oregon. **1601**
- (c) Terms and conditions of the Articles of Incorporation of Green Acres Improvement District recorded July 10, 1973 in Volume M73, page 8797, Microfilm Records of Klamath County, Oregon

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

STATE OF ~~OREGON~~, CALIFORNIA }
County of Orange } ss.

FORM NO. 23 — ACKNOWLEDGMENT
STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

BE IT REMEMBERED, That on this 12th day of January, 19 84
before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within
named Denise R. Boyles

known to me to be the identical individual described in and who executed the within instrument and
acknowledged to me that her executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year last above written.

Michelle A. Shaffer
Notary Public for Oregon, California
My Commission expires April 24, 1987

County of Klamath)
Filed for record at request of

In this 30th day of Jan, A.D. 19 84
at 1:12 o'clock P M, and duly
recorded in Vol. M84 of Deeds
page 1600

EVELYN BIEHN, County Clerk

By Ram Smith Deputy

For 8.00