

1-1-74

34994

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M84 Page 5087

KNOW ALL MEN BY THESE PRESENTS, That V. R. Toombs and

Mildred L. Toombs

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Timothy R. Bednar and Christina A. Bednar, 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:

All that portion of Lots 11, 12, 13 of Independence Tracts, Klamath County, Oregon, described as follows: Beginning at a point in the Southerly line of Lot 11, which lies South 78°23' East along the Southerly line of said Lot a distance of 170.42 feet from the Southwest corner of said Lot; thence North 0°13' West a distance of 202.86 feet to the Northerly line of Lot 13; thence South 89°58' West along the Northerly line of Lot 13 a distance of 39 feet; thence South 0°13' East a distance of 194.5 feet, more or less, to the Southerly line of said Lot 11; thence South 78°23' East along the Southerly line of said Lot 11, 39.85 feet, more or less, to the place of beginning.

(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 liens and assessments of Enterprise Irrigation District and/or South Suburban Sanitary District, and those apparent on the land 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 \$22,000.00

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 30th day of March, 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.

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,

County of Klamath

ss.

March 30, 1984

Personally appeared the above named

Mildred L. Toombs

and acknowledged the foregoing instrument to be her voluntary act and deed.

Notary Public for Oregon
My commission expires 8/27/87

Mildred L. Toombs
Mildred L. Toombs

V. R. Toombs by Mildred L. Toombs
V. R. Toombs, by his Attorney in fact.

STATE OF OREGON, County of

, 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)

Notary Public for Oregon

My commission expires:

Mildred and V. R. Toombs

GRANTOR'S NAME AND ADDRESS

Timothy R. Bednar, et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Timothy R. Bednar, et ux

5657 Independence

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

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

Timothy R. Bednar, et ux

5657 Independence

Klamath Falls, Oregon 97603

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/fee/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.

NAME

TITLE

By Deputy

SPACE RESERVED
FOR
RECORDER'S USE

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT.

STATE OF OREGON,

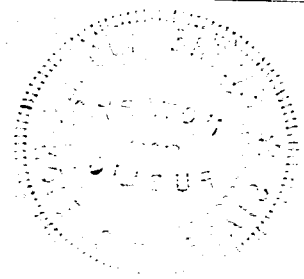
County of Klamath } ss.

On this the 30th day of March, 1984 personally appeared Mildred L. Toombs who, being duly sworn (or affirmed), did say that she is the attorney in fact for V. R. Toombs and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.



Before me
Laythe Moore
(Signature)

My Commission Expires: 8/27/87
(Title of Officer)



STATE OF OREGON: COUNTY OF KLAMATH:ss
I hereby certify that the within instrument was received and filed for record on the 30th day of March A.D., 1984 at 3:14 o'clock P. M. and duly recorded in Vol M84, of Deeds on page 5087

Fee: \$ 8.00

EVELYN BIEHN, COUNTY CLERK
by: Tom Smith, Deputy