

OA

35592

WARRANTY DEED—TENANTS BY ENTIRETY  
K-36984Vol. M84 Page 6236

KNOW ALL MEN BY THESE PRESENTS, That

JAMES E. OSTEEN &amp; VIOLA F. OSTEEN, Husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by

CHARLES F. WEBB &amp; MYRNA K. WEBB 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:

## DESCRIPTION OF PROPERTY

The following described real property situated in Klamath County, Oregon:

Beginning at the Easterly corner of Lot 10 in Block 5, Ewauna Heights Addition to the City of Klamath Falls, Oregon, being the corner of Second Street and the alley through said Block 5; thence Northwesterly along the Southerly side of Second Street 55 feet; thence Southwesterly at right angles with Second Street 52 feet to a point on the Southerly line of said lot; thence Southeasterly along the Southerly line of said Lot 55 feet to the most Southerly corner of said Lot; thence Northeasterly along the Southeasterly line of said Lot to the place of beginning, being the Southeasterly one-half of said Lot 10.

(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.

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 \$ 25,000.00

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 13 day of April, 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 KlamathApril 13, 1984

Personally appeared the above named

James E. Osteen and

Viola F. Osteen

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

Before me:

Notary Public for Oregon

My commission expires 9/23/85

STATE OF OREGON, County of \_\_\_\_\_ ) ss.

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:

(If executed by a corporation, affix corporate seal)

Mr. and Mrs. James E. Osteen

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Charles F. Webb

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees % KCTC

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

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16th day of April, 1984, at 11:12 o'clock A.M., and recorded in book/reel/volume No. M84 on page 6236 or as fee/file/instrument/microfilm/reception No. 35592 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ann Smith Deputy

Fee: \$4.00

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