

OA 36279

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M84 Page 7455

KNOW ALL MEN BY THESE PRESENTS, That
Clare A. Richard and William A. Richard

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Brian L. Curtis and Dolores E. Curtis, 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:

Lots 19 and 20 in Block 10 of St. Francis Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;

Subject to reservations, restrictions, rights of way of record and those apparent upon the land; Assessments of South Suburban Sanitary District; AND TrustDeed including the terms and provisions thereof given by James E. Calvi, grantor to William Sisemore, trustee for Klamath First Federal S/Loan dated April 14, 1978, recorded April 17, 1978 in Vol M78 page 7390, records of Klamath County, Oregon, WHICH SAID Trust Deed, Grantees herein agree to assume and pay.; And Assessments of Klamath Project and Enterprise Irrigation District;

(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 except as above

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 \$ 28,500.00. 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 30 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 Mult ss.
4/30, 1984

Personally appeared the above named

Clare A. Richard and
William A. Richard

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8/25/85

STATE OF OREGON, County of Mult ss.

Personally appeared Clare A. Richard and William A. Richard

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

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Grantees
4436 Boardman
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 instrument was received for record on the 4th day of May, 1984, at 10:54 o'clock A.M., and recorded in book/reel/volume No. M84 on page 7455 or as fee/file/instrument/microfilm/reception No. 36279, 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