

OA

39016

K-37068

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M84 Page 12276

KNOW ALL MEN BY THESE PRESENTS, That

CBA CONSTRUCTION, CO., An Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by HARVEY LOCKHART JR. and JUANITA MARIA LOCKHART, 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 3, Block 2, FIRST ADDITION TO KENO HILLSIDE ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements and reights of way of record and apparent on the land and to building and use restrictions of record.

(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 taxes for fiscal year 1984-85 which are now a lien, but not yet payable

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 \$50,000.00

~~However, the above consideration is not to be construed as including other property or value given or promised which is the whole or 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 19th day of July, 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.

CBA CONSTRUCTION, CO.

by: Maria Cooney, Sec.

STATE OF OREGON,

County of _____

ss.

STATE OF OREGON, County of Klamath

July 19

19 84

ss.

Personally appeared Maria Cooney

and who, being duly sworn,

each for himself and not one for the other, did say that the former is the

secretary of

CBA Construction, Co.

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: 8/27/87

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harvey Lockhart, Jr. & Juanita Lockhart

14047 Hwy. 66

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 19th day of July, 1984, at 3:34 o'clock P.M., and recorded in book/reel/volume No. M84 on page 12276 or as fee/file/instrument/microfilm/reception No. 39016, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Pam Smith Deputy

Fee: \$4.00