

40476

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M84 Page 14736

KNOW ALL MEN BY THESE PRESENTS, That SHARON E. MCDADE, who took title as SHARON E. LAGAN hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EVERETT W. WALTON and CHARLOTTE A. WALTON, 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:

The South 193 feet of Lots 18 and 19 in PIEDMONT HEIGHTS, a platted subdivision of Klamath County, Oregon, according to the official plat thereof on file in Klamath County, Oregon.

ALSO the North 30 feet of that portion of Vacated Jones Avenue lying between the Westerly line of said Tract 18 extended South and the Westerly line of Tract 10 of Piedmont Heights extended North.

SAVE AND EXCEPT any portion in the right of way of the Enterprise Irrigation Canal.

SAVE AND EXCEPT that portion deeded to Everett W. Walton and Charlotte A. Walton by deed recorded June 25, 1973 in Deed Volume M73 page 7975, Deed records of Klamath County, Oregon.

SUBJECT TO liens and assessments of Klamath Project and Enterprise Irrigation District.

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 1984-85 taxes which are now a lien but not yet payable

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 \$ 13,500.00

① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ② (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 8th day of August, 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. Sharon E. McDeade, 1984

Personally appeared the above named Sharon E. McDeade

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

Before me: Pam Rubio, Notary Public for Oregon, My commission expires 10-21-87

STATE OF OREGON, County of Klamath, ss. Personally appeared, 1984

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)

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 24 day of August, 1984, at 2:13 o'clock P.M., and recorded in book/reel/volume No. M84 on page 14736 or as fee/file/instrument/microfilm/reception No. 40476, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk, By Pam Rubio, Deputy

Fee: \$4.00 Index: \$1.00

GRANTOR'S NAME AND ADDRESS: Mr. & Mrs. Everett W. Walton, 2730 Watson Ave., Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS: Same as Above

Until a change is requested all tax statements shall be sent to the following address: NAME, ADDRESS, ZIP

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