

40844

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M84 Page 15290

KNOW ALL MEN BY THESE PRESENTS, That Wayne Horton and Shirley Y. Horton

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jim R. Hines and Marybeth Hines, 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 13, 14, and 15/in Block 34 of Second Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to easements and rights of way of record and apparent on the land.

Subject to a deed of trust given by Wayne N. Horton and Shirley Y. Horton, as grantor to William Sisemore, as trustee and Klamath First Federal Savings and Loan Association dated July 6, 1983, recorded July 11, 1983, Vol. M83, page 10962, Mortgage Records of Klamath County, Oregon, which grantees expressly assume and agree to pay.

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 taxes for fiscal year 1984-85 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 \$88,948.89. 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 ©, 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 2 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.

Wayne N. Horton  
Shirley Y. Horton

STATE OF OREGON,  
County of Klamath } ss.  
August 2, 1984

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

Personally appeared the above named  
Wayne Horton and Shirley Y. Horton

and acknowledged the foregoing instrument as his voluntary act and deed.

Before me,  
Notary Public for Oregon  
My commission expires 9/23/87

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 \_\_\_\_\_

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:  
Jim R. Hines

1011 Carlyle  
Klamath Falls, OR 97601

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 September, 1984, at 4:28 o'clock P.M., and recorded in book/reel/volume No. M84 on page 15290 or as fee/file/instrument/microfilm/reception No. 40844, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
By \_\_\_\_\_ Deputy

Fee: \$4.00