

1-1-74  
41518

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1884 Page 16502

KNOW ALL MEN BY THESE PRESENTS, That JOE H. VICTOR and ELEANOR D. VICTOR, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by HOWARD C. HASSETT and MARY A. HASSETT

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:

Beginning at a point on the Northeasterly right of way line of State Highway No. 97 which lies South 0°06' West along the East section line a distance of 688.5 feet and North 89°49' West along the North line of Byrd Avenue in Chelsea Addition, a distance of 521.6 feet and North 38°52' West along the Northeasterly right of way line of State Highway No. 97 (Note, State Highway bearing of this line shows North 39°07½' West) a distance of 130.55 feet from the iron axle which marks the Northeast corner of Section 19, Township 38 South, Range 9 East of the Willamette Meridian, running thence: Continuing North 38°52' West along the Northeasterly right of way line of State Highway No. 97 a distance of 250 feet to a point; thence North 51°08' East a distance of 192.77 feet to a point; thence South 38°52' East a distance of 250 feet to a point; thence South 51°08' West a distance of 192.77 feet, more or less, to the

CONTINUED ON BACK... (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 stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$194,227.36. 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 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 14 day of Sept, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

9-14

ss.

, 1984

Personally appeared the above named

JOE H. VICTOR and ELEANOR D. VICTOR, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 5-17-85

JOE H. VICTOR

ELEANOR D. VICTOR

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

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:

JOE H. & ELEANOR D. VICTOR

P. O. Box 1543

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

HOWARD C. & MARY A. HASSETT

6719 Beckton

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

HOWARD C. & MARY A. HASSETT

6719 Beckton

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

HOWARD C. & MARY A. HASSETT

6719 Beckton

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book/reel/volume No. on page or as document/tee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By Deputy

SPACE RESERVED FOR RECORDER'S USE

CK 9.00

legal description continued as follows:

16503

point of beginning, in NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 19, township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

"This instrument does not guarantee that any particular use may be made of the property described in this instrument. Grantees should check with the appropriate city or county planning department to verify approved uses."

SUBJECT TO:

1. Reservations and easements set out in the instrument recorded in Book 113 at page 535 of Records of Klamath County, Oregon, on January 3, 1938 wherein Dunn and Baker, a corporation, is grantor and James M. Baker is grantee.
2. Memorandum of Contract, including the terms and provisions thereof, a memorandum of which was dated August 1, 1983, recorded December 5, 1983 in Book M83 at page 20726 wherein Dilip B. Patel was Vendor and Subhash Patel was Vendee.
3. Subject to the effects, if any, of Bargain & Sale Deed which was dated December 7, 1983, recorded May 4, 1984 in Book M84 at page 7496 wherein Subhash Patel & Jayantilal Patel were Grantor and Subhash Patel & Jayantilal Patel & Kantibhai Patel were Grantee.
4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$155,000.00, which was dated August 29, 1983, recorded August 30, 1983 in Book M83 at page 14607 wherein Joe H. Victor and Eleanor D. Victor, husband and wife were Trustor, Santiam Escrow, Inc., an Oregon Corporation is Trustee and Investors Mortgage Co., an Oregon Corporation as Beneficiary. The Grantees herein agree to assume and pay said Trust Deed and Note.

STATE OF OREGON,  
County of Klamath.)

Filed for record at request of

on this 24 day of Sept. A.D. 19 84  
at 11:15 o'clock A M, and duly  
recorded in Vol. M84 of Deeds  
Page 16502

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00 Index: \$1.00