

OA

41538

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That

JIMMIE DEE GRAHAM MCCAN

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LARRY L. FULK and LINDA M. FULK, 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:

Tracts 16 and 17 of Imperial Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, excepting all that portion of Tract 17 particularly described as follows: Beginning at a point in the Southerly line of said Lot 17, 37 feet Easterly from the Southwesterly corner of said tract; running thence 37 feet Southwesterly along the Southerly line of said tract 17 to the Southwesterly corner thereof; thence Northerly along the line between Lots 17 and 18, 56 feet; thence Southeasterly 40 feet more or less to the place of beginning.

SUBJECT TO easements and rights of way of record and apparent on the land; liens and assessments of Klamath Project and Klamath Irrigation District; and taxes for 1984-85 which are now a lien, but not yet payable.

(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.

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 \$ 52,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 24th day of September, 19 84; 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.

Jimmie Dee Graham McCan
JIMMIE DEE GRAHAM MCCAN

STATE OF OREGON, }
County of Klamath } ss.
September 24, 19 84

Personally appeared the above named

Jimmie Dee Graham McCan

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

Before me,

Ray H. Moore
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires 8/27/87

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19 _____

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

_____ a corporation,

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 be-

half 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:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 24 day of September, 19 84, at 3:32 o'clock P.M., and recorded in book/reel/volume No. M84 on page 16542 or as fee/file/instrument/microfilm/reception No. 41538, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By Ray H. Moore Deputy

Fee: \$4.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Larry L. & Linda M. Fulk
5080 Tingley Lane
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP