

42593

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Larry D. Fowler and Sharon D. Fowler, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James Jule Bellet and Sherry Annette Bellet, 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 Easterly 50 feet of Lots 12 and 13 in Block 8, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. 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 \$49,400.00

Dated : September 28, 1978  
Recorded : September 29, 1978 Book: M-78 Page: 21708  
Trustor : Larry D. Fowler and Sharon D. Fowler, husband and wife

Trustee : Transamerica Title Insurance Company  
(for continuation of this deed see reverse side of this document)

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 noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed; 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 \$ 69,400.00. 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 15<sup>th</sup> day of October, 19 80, 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 ) ss.  
October 15<sup>th</sup>, 19 80

Larry D. Fowler  
Sharon D. Fowler  
STATE OF OREGON, County of ) ss.  
October 15<sup>th</sup>, 19 80

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 \_\_\_\_\_

Personally appeared the above named Larry D. Fowler and Sharon D. Fowler, husband and wife,

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

Before me: Bert Hamilton  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 3/21/85

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. James Jule Bellet  
1873 Block  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

Mr. & Mrs. James Jule Bellet  
1873 Block  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

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

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/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

By \_\_\_\_\_ Deputy

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Beneficiary : First National Bank of Oregon, a corporation,  
 which Trust Deed Grantees herein assume and agree to pay, on which  
 the current balance due is \$ \_\_\_\_\_, and to perform in full the  
 terms and conditions thereof.

STATE OF OREGON, )

County of Klamath.)

Filed for record at request of

on this 25th day of October, D. 19 84

at 3:36 o'clock P. M. and duly

recorded in Vol. 184 of Deeds

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EVELYN BIEHN, County Clerk

By *Ann Smith* Deputy

Fee 8.00 Index: \$1.00