

44039

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That **SHERRIE L. SCHWEIKL**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **WAYNE J. SCHWEIKL** and **ROBERTA M. SCHWEIKL**, husband and wife, hereinafter called the grantees, does hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the land of the grantor and their assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto in anywise relating or pertaining, situated in the County of **Klamath**, State of Oregon, to-wit:

Lot 45 in Block 3, TRACT NO. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. An 8 foot utility easement as shown on dedicated plat.
2. Reservations as contained in plat dedication.
3. Covenants, conditions and restrictions and easements, imposed by instrument, recorded in Volume M76, page 13888, Microfilm Records of Klamath County, Oregon.

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 MENTIONED

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 **\$8,600.00**.

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 is not applicable when the deed is for ORS 91.060)

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 19 day of Dec, 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.

Sherrie L. Schweikl
SHERRIE L. SCHWEIKL, Grantor

STATE OF OREGON,

County of **Klamath**

Dec 11

1984

STATE OF OREGON, County of

19

ss.

Personally appeared

and

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

SHERRIE SCHWEIKL

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 9-1-87

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 11 day of December, 1984, at 11:00 o'clock A.M. and recorded in book 20765 page 20765 of the instrument recorded in the County of **Klamath**, State of Oregon.

Witness my hand and seal of County affixed

Evelyn Biehn, County Clerk

B. Ann Smith

Notary

After recording return to

Wayne J. Schweikl & Roberta A. Schweikl
5501 Gatewood Drive
Klamath Falls, Oregon 97603

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

5.00