

Vol M85

STEVENS PRESS LAMUBLISHING CO. PORTLAND, OR. 97204

45813

WARRANTY DEED - TENANTS BY ENTIRETY

584 198 2153

KNOW ALL MEN BY THESE PRESENTS, That Eric R. Hall and Marilyn J. Hall, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lester A. Loraditch and Karan Loraditch, husband and wife, 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 South 50 feet of Lot 332 in Block 112, MILLS 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, however, to the following:
(1) Sewer use charges, if any, due to the City of Klamath Falls.
Together with the right of use of the established driveway on the adjoining lot to the West of the above described property for purposes of ingress and egress only.

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 \$ 21,500.00
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 25th day of February, 1977; 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)

Eric R. Hall

Marilyn J. Hall

STATE OF ~~OREGON~~ California
County of ~~Klamath~~ ss.
February 25, 1977

STATE OF OREGON, County of _____, 19____ 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 _____ 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 behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be in voluntary act and deed.

Personally appeared the above named Eric R. Hall and Marilyn J. Hall, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Dorothy M. Selby
(OFFICIAL SEAL) Notary Public for California
My commission expires _____

Before me: _____
Notary Public for Oregon
My commission expires: _____
OFFICIAL SEAL
DOROTHY M. SELBY
NOTARY PUBLIC - CALIFORNIA
SISKIYOU COUNTY
My comm. expires FEB 16, 1979

660 Butte St. Yreka, CA 96097
STATE OF OREGON

County of Klamath ss.

I certify that the within instrument was received for record on the 11th day of February, 1985, at 1:40 o'clock P.M., and recorded in book M85 on page 2153 or as file/ree/ number 45813. Record of Deeds of said county. Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By _____ Deputy

Fee: \$5.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main
KFO

NAME ADDRESS ZIP

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

NAME ADDRESS ZIP