

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

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46907

KNOW ALL MEN BY THESE PRESENTS, That HENRY LEA YARNALL and VIRGINIA YARNALL, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GALE R. DICKERT and THOMAS C. DICKERT,

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:

Lot 12, and the North 1/2 of Lot 11, Block 14, CHELSEA 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 TO: Sewer and water use charges, if any, due to the City of Klamath Falls.

NOTICE: 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.

(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 reservations, restrictions, rights-of-way, easements of record and those apparent upon 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 \$ 13,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the subject of this deed and which is not to be deleted. See ORS 93.030. The sentence between the symbols @ if not applicable should be deleted.

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 15th day of March, 1985; 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.  
March 13, 1985

Personally appeared the above named  
Henry Lea Yarnall and Virginia Yarnall

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11/16/87

STATE OF OREGON, County of Klamath } 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 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:

Henry Lea & Virginia Yarnall  
1191 Lynnewood  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Gale R. & Thomas C. Dickert  
P.O. Box 966  
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same as Grantee

NAME, ADDRESS, ZIP

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

Same as Grantee

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 15th day of March, 1985, at 1:59 o'clock P.M., and recorded in book/reel/volume No. M85 on page 3946 or as document/fee/file/instrument/microfilm No. 46907, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Pam Smith Deputy

Fee: \$5.00