

47931

K-37676  
WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M85 Page 5668

KNOW ALL MEN BY THESE PRESENTS, That  
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CARL LEE  
RALPH L. WHEELER, JR. and CATHERINE J. WHEELER  
CHAPMAN and DONNALEE KAY CHAPMAN, 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 ap-  
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 16, 17 and 18, Block 30, Second Addition to the City of Klamath  
Falls, Oregon, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.

SUBJECT TO Trust Deed, executed by Ralph L. Wheeler, Jr. and Catherine  
J. Wheeler, as grantors to Transamerica Title Insurance Company, as  
trustee for Peoples Mortgage Company, as beneficiary, dated January 25,  
1979, recorded February 4, 1979, in Volume M-79 page 3619, Mortgage  
records of Klamath County, Oregon; by Assignment dated March 30, 1979,  
recorded April 4, 1979, in Volume M-79 page 7374, Mortgage records of  
Klamath County, Oregon the beneficiaries interest was assigned to Housing  
Division, Department of Commerce, State of Oregon, which Trust Deed  
Grantees herein agree to assume and pay.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-  
tirety, 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.

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 \$ 25,500.00  
However, the actual consideration consists of or includes other property or value given or promised which is  
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 18th day of April, 1985;  
if a corporate grantor, it has caused its name to be signed and seal affixed to 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.

Ralph L. Wheeler, Jr.  
Catherine J. Wheeler  
RALPH L. WHEELER, JR.  
CATHERINE J. WHEELER

STATE OF OREGON,

County of Klamath } ss.  
April 18, 1985

Ralph L. Wheeler, Jr. and  
Catherine J. Wheeler, husband and  
wife

Personally appeared the above named Catherine  
wife and acknowledged the foregoing instru-  
ment to be their voluntary act and deed.

Before me,  
[Signature]  
Notary Public for Oregon  
My commission expires 8/27/87

STATE OF OREGON, County of \_\_\_\_\_

Personally appeared \_\_\_\_\_, 19\_\_\_\_, ) ss.

each for himself and not one for the other, did say that the former is the  
\_\_\_\_\_ who, being duly sworn,  
\_\_\_\_\_ president and that the latter is the  
\_\_\_\_\_ secretary of \_\_\_\_\_

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:

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 instru-  
ment was received for record on the  
18th day of April, 1985  
at 4:03 o'clock P.M., and recorded  
in book resl/volume No. M85 on  
page 5668 or as fee/file/instru-  
ment/microfilm/reception No. 47931  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk  
NAME  
By [Signature] TITLE  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Carl Lee Chapman

1821 Lancaster Ave., Klamath Falls  
NAME, ADDRESS, ZIP 97601

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

same as above  
1821 Lancaster Ave.  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Fee: \$5.00