

1-1-74

51034

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M85 Page 11079

KNOW ALL MEN BY THESE PRESENTS, That DUANE H. COON and JAN A. COON

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by TIMOTHY L. ERWIN and LOLA E. ERWIN, 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 6, Block 1, Tract No. 1009, YONNA WOODS,  
in the County of Klamath, State of Oregon.

(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 as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on 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 \$ 12,200.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 4<sup>th</sup> day of October, 1980; 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 4, 1980

Personally appeared the above named  
DUANE H. & JAN A. COON

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

Before me  
(OFFICIAL SEAL) Paul Brithaupt  
Notary Public for Oregon  
My commission expires 1/8/84

DUANE H. COON

JAN A. COON

STATE OF OREGON, County of ) ss.  
, 19

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 its voluntary act and deed.

Before me:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

DUANE H. &amp; JAN A. COON

GRANTOR'S NAME AND ADDRESS

TIMOTHY L. &amp; LOLA E. ERWIN

GRANTEE'S NAME AND ADDRESS

After recording return to:

TIMOTHY L. &amp; LOLA E. ERWIN

1645-165<sup>th</sup> AVE

SAN LEANDRO, CA, 94578

NAME, ADDRESS, ZIP

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

TIMOTHY L. &amp; LOLA E. ERWIN

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath ) ss.

I certify that the within instrument was received for record on the 15<sup>th</sup> day of July, 1985, at 10:25 o'clock A.M., and recorded in book/reel/volume No. M85 on page 11079 or as document/fee/file/instrument/microfilm No. 51034 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

985 JUL 15 AM 10 25

Ch  
5.00