

52070

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M85 Page 12824

KNOW ALL MEN BY THESE PRESENTS, That Jerry Newcomb

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William Douglas and Linda McCabe, 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:

The Northerly 50 feet of Lot 13, Block 42, Hillside Addition to the City of Klamath Falls according to the official plat thereof on file in the office of the County Clerk, Klamath County, 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. No exceptions

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 \$ 2,500.00. 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 ①, 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 14 day of August, 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.

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.

Jerry Newcomb

STATE OF OREGON, County of Klamath August 14, 19 85 ss.

STATE OF OREGON, County of ss.

Personally appeared 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

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.

Notary Public for Oregon My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Personally appeared the above named Jerry Newcomb

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

Betty R. Radcliffe Notary Public for Oregon

My commission expires 6-24-1988

Jerry Newcomb 1878 Parker Berkeley, CA. 94703

William D. & Linda McCabe 819 Pacific Terrace Klamath Falls, OR 97601

After recording return to:

William D. & Linda McCabe 819 Pacific Terrace Klamath Falls, OR 97601

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

William D. & Linda McCabe 819 Pacific Terrace Klamath Falls, OR 97601

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 14th day of August, 1985, at 4:08 o'clock P.M., and recorded in book/reel/volume No. M85 on page 12824 or as fee/tile/instrument/microfilm/reception No. 52070, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee: \$5.00

85 AUG 14 PM 4 08

