

55265

WARRANTY DEED—TENANTS BY ENTIRETY

Page 18256

KNOW ALL MEN BY THESE PRESENTS, That W.L. GASTON and PEGGY F. GASTON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN CARLILE and TERESA CARLILE

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 20, Block 13, STEWART, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for the fiscal year 1985-1986, a lien, due and payable; City lien, in favor of the City of Klamath Falls, Docketed December 21, 1983, Improvement No. 51, Card No. 20, with balance due of \$1,345.13, plus interest which the Grantees herein do not agree to assume or pay and the Grantors have agreed to hold the Grantees harmless therefrom; County Lien in favor of Klamath County, for improvement of Butte Street filed October 31, 1979, page 414, in the amount of \$989.63, plus interest which the Grantees herein do not agree to assume or pay and the Grantors have agreed to hold the Grantees harmless therefrom.

(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 stated above 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 \$ 23,500.00. 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 24th day of October, 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.

STATE OF OREGON, WASHINGTON } ss.  
County of Butte }  
Oct 24, 1985

Personally appeared the above named  
W.L. Gaston and Peggy F. Gaston

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

(OFFICIAL SEAL)

Notary Public for Washington

My commission expires 5-31-87

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 \_\_\_\_\_

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)

W.L. Gaston and Peggy F. Gaston,  
1411 West Sixteenth Street  
Kennewick, WA 99337

GRANTOR'S NAME AND ADDRESS

John Carlile and Teresa Carlile  
3007 Butte Street  
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.

John Carlile and Teresa Carlile  
3034 Butte Street  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

"This instrument will not allow use of the property described in the instrument in violation of applicable land use laws and ordinances. Before signing or accepting this instrument, the person acquiring title to the property should check with the appropriate city or county planning department to verify approved uses."

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 12th day of November, 1985, at 9:56 o'clock A.M., and recorded in book/reel/volume No. M85 on page 18256 or as fee/file/instrument/microfilm/reception No. 55265, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By P.A.M. Smith Deputy

Fee: \$5.00