

55985

K-38245

WARRANTY DEED—TENANTS BY ENTIRETY Vol. M85 Page 19726

KNOW ALL MEN BY THESE PRESENTS, That
W. JOHN McCULLOUGH and BONNIE McCULLOUGH
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RICHARD W.
GRAHAM and LINDA D. GRAHAM, 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:
Lot 27 and the West one-half of Lot 26, Pleasant Home Tracts, Second Addition,
according to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

SUBJECT TO: Unpaid taxes for the fiscal years 83-84, 84-85 and 85-86;
liens and assessments of Klamath Project and Enterprise Irrigation District
and South Suburban Sanitary District; reservations and restrictions in
deed from Charles W. Miller, et ux, recorded in Volume 219 page 240, and
Volume 243 page 571, Deed records of Klamath County, Oregon; Trust Deed
recorded March 20, 1973, in Volume M-73 on page 2928, Mortgage records of
Klamath County, Oregon, which grantees herein do not agree to assume and
pay and shall remain the sole responsibility of Rudy G. Jerde and Rose C.
Jerde; and Contract of Sale recorded July 16, 1979 in Volume M-79 on page
16723, Deed records of Klamath County, Oregon and Amended by Amendment**
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE) (see below)

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 **to Agreement
dated November 24, 1982 and recorded November 30, 1982 in Volume M-82 at
page 16272, which grantees herein agree to assume and pay.
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 \$60,087.61
and that

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 @, 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 2nd day of December, 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 WILL NOT ALLOW USE OF THE PROPERTY DE-
SCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND
USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING
THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE
PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR
COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of Klamath
December 2, 1985

Personally appeared the above named
W. John McCullough and
Bonnie McCullough
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Notary Public for Oregon
My commission expires 8/27/87

STATE OF OREGON, County of

Personally appeared

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 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.

Notary Public for Oregon
My commission expires:

(OFFICIAL
SEAL)

(If executed by a corporation,
affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard W. & Linda D. Graham
1103 Tamera Dr.
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
3rd day of December, 1985,
at 2:02 o'clock P. M., and recorded
in book/reel/volume No. 495
page 19726 or as fee/file/instru-
ment/microfilm/reception No. 55985,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Evelyn Biehn, County Clerk
By P. Smith Deputy

Fee: \$5.00