

OK

60757

K-38525
WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That

EDWARD A. MEDINA and ROSE MARIE MEDINA
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JERRY LEE PRICE and MARY E. PRICE, 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:

All of Tract 74 and the South 20 feet of Tracts 75 and 76 of Yalta Gardens, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way of record and those apparent upon the land; rules, regulations and assessments of South Suburban Sanitary District and Enterprise Irrigation District; and Trust Deed executed by Edward A. Medina and Rose Marie Median as Grantors to Klamath First Federal Savings and Loan Association as Beneficiary, dated June 19, 1979, recorded July 6, 1979, in Volume M79 page 16040, Mortgage records of Klamath County, Oregon, which the Grantee herein agrees to assume and pay.

(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

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 \$ 67,000.00
~~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 25th day of April, 1986, 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 DESCRIBED 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.

Edward A. Medina
EDWARD A. MEDINA
Rose Marie Medina
ROSE MARIE MEDINA

STATE OF OREGON,

County of Klamath } ss.
April 28, 1986

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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8/27/87

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

Edward A. Medina & Rose Marie Medina

GRANTOR'S NAME AND ADDRESS

Jerry Lee Price & Mary E. Price

GRANTEE'S NAME AND ADDRESS

After recording return to:

Jerry Lee & Mary E. Price
1735 Kane Street
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 } ss.

I certify that the within instrument was received for record on the 28th day of April, 1986, at 2:03 o'clock P.M., and recorded in book/reel/volume No. M86 on page 7212 or as fee/file/instrument/microfilm/reception No. 60757 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: \$10.00

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