

62400

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Joann Passe, Personal Representative for The Estate of Ferdinand Thomas Sheridan

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John M. Cochran and Elizabeth J. Cochran, 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 9, Block 18, KLAMATH RIVER ACRES SECOND ADDITION, in the County of Klamath, State of Oregon. SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Klamath River Acres Second Addition.
2. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 481, Oregon Revised Statutes, is subject to registration and taxation as therein provided and as provided by Chapter 308, Oregon Revised Statutes.
3. A 20 foot building set back line from streets as reserved in plat dedication.

(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 easements, covenants and restrictions of record referred to above and those apparent on the land.

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 \$ 19,000.00. 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 6th day of May, 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 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.

JOANN PASSE, Personal Representative for the estate of Ferdinand Thomas Sheridan

STATE OF MINNESOTA

County of OLUSTEAD

19th MAY 1986

Personally appeared the above named JOANN PASSE

and acknowledged the foregoing her voluntary act and

Before me: Isaac Williams Notary Public for Oregon My commission expires

The Estate of Ferdinand T. Sheridan 439 Pine Street Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS John M. and Elizabeth J. Cochran 15415 Clover Creek Klamath Falls, OR 97601

After recording return to:

Grantee

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address. John M. and Elizabeth J. Cochran 15415 Clover Creek Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 1986 ss.

Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is president and that the latter is 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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon My commission expires:

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 10th day of June, 1986, at 10:55 o'clock A.M., and recorded in book/reel/volume No. M86 on page 10065 or as fee/tile/instrument/microfilm/reception No. 62400, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

By Deputy

Fee: \$10.00