

OK:

64848

WARRANTY DEED-TENANTS BY ENTIRETY

Vol. 14525

Page 14525

KNOW ALL MEN BY THESE PRESENTS, That

RICHARD W. SEXTON and GENEVA H. SEXTON

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CHARLES E. DRAYTON and MARY ANN DRAYTON, 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 West 15 feet of Lot 9, and all of Lots 10, 11 and 12 in Block 4 of Mountain View Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

SAVING AND EXCEPTING THEREFROM that portion of Lot 12 more particularly described as follows: Beginning at the Northwest corner of said Lot 12; thence North 87°32'48" East along the North line of said Lot 12, 12.46 feet; thence South 25°33'01" West 28.66 feet to the West line of said Lot 12; thence North 02°27'12" West along the West line of said lot, 25.31 feet to the point of beginning.

TOGETHER with that portion of Vacated Arlington Street adjacent to the West line of said Lot 12.

(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 taxes for 86-87 which are now a lien but not yet payable

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 \$ 89,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 30th day of July, 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.

RICHARD W. SEXTON  
GENEVA H. SEXTON

STATE OF OREGON,

County of Klamath  
July 15, 1986

STATE OF OREGON, County of ) ss.

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: \_\_\_\_\_

Personally appeared the above named Richard W. Sexton and Geneva H. Sexton

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

Notary Public for Oregon 9/23/89  
My commission expires 8/23/97

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)  
(If executed by a corporation, affix corporate seal)

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

Charles E. & Mary Ann Drayton  
1909 Terrace  
Klamath Falls, OR 97601

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 15th day of August, 1986, at 2:30 o'clock P.M., and recorded in book/reel/volume No. 14525 on page 14525 or as fee/file/instrument/microfilm/reception No. 64848, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Ann Smith Deputy

Fee: \$10.00

SPACE RESERVED FOR RECORDER'S USE