

K-38939

OK

65647

WARRANTY DEED-TENANTS BY ENTIRETY

Vol. 186 Page 16058

KNOW ALL MEN BY THESE PRESENTS, That

HOMER L. GARICH and PAMELA K. GARICH
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CHARLES L. PAULSEN and MICHAELA JOYCE PAULSEN, 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 20 of New Deal Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Taxes for 1986-87 are now a lien byt not yet payable; Liens and assessments of Klamath Project and Enterprise Irrigation District and South Suburban Sanitary District; and reservations and restrictions in deed from A. J. Tracy, Inc., to Alred Maharry dated January 22, 1941 and recorded December 23, 1943 in Volume 160 page 576, Deed records of Klamath County, Oregon.

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.

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 \$ 12,000.00.
However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 5th day of September, 1986; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers duly authorized thereto hv 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.

STATE OF OREGON,

County of Klamath
September 5, 1986

Personally appeared the above named
Homer L. Garich and
Pamela K. Garich

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

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

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 5th day of September, 1986, at 4:21 o'clock P.M., and recorded in book/reel/volume No. 186 on page 16058 or as fee/file/instrument/microfilm/reception No. 65647, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Fee: \$10.00 By _____ Deputy

GRANTOR'S NAME AND ADDRESS

Charles & Joyce Paulsen
4439 Frieda
Klamath Falls, OR 97603

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

NAME, ADDRESS, ZIP