

OK

70695

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M87

Page

1135

KNOW ALL MEN BY THESE PRESENTS, That David C. Lambton

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William F. Dyer and/or Bonnie M. Dyer-Husband, 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 22, Block 2, Juniper Acres, according to the duly recorded plat thereof on file in the office of the County Clerk of Klamath County, Oregon
- Subject To: Contracts and/or liens for irrigation and/or drainage if any; Easements and rights of way of record and those apparent on the land, if any; Reservations, restrictions and conditions shown on plat and in the dedication of Juniper Acres.
- AND
- Lot 18 Block 51, First Addition to Klamath Forest Estates as recorded in Klamath County, Oregon

There are no liens or encumbrances to my knowledge on said above properties
David C. Lambton
 1-22-87

(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

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 \$ 10 and no/100
 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 22 day of January, 1987; 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.

David C. Lambton

STATE OF OREGON,
 County of Klamath
 January 22, 1987, 1987

STATE OF OREGON, County of _____) ss.
 _____, 1987

Personally appeared the above named _____

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 _____

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

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) Bernetha J. Lelock
 Notary Public for Oregon 12-29-89
 My commission expires _____

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

Dyer
2744 Mission Ave.
Garnichael, CA
95608

NAME, ADDRESS, ZIP

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

2744 Mission Ave.
Garnichael, CA
95608

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.
 County of Klamath

I certify that the within instrument was received for record on the 22nd day of January, 1987 at 2:58 o'clock PM, and recorded in book/reel/volume No. M87 on page 1135 or as fee/file/instrument/microfilm/reception No. 70695 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

87 JUN 22 PM 2 58

OK 1020