

1-1-74

71289

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1887

Page

2188

KNOW ALL MEN BY THESE PRESENTS, That Leo John Gysin and Dorothy M. Gysin, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Stanley J. Borodinsky and Janice A. Borodinsky, 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:

A tract of land situated in Section 21, Township 33 South, Range 7½ East of the Willamette Meridian, in the County of Klamath, State of Oregon:

PARCEL 1

Beginning at the Northeast corner of Section 21; thence South 593 feet to the true point of beginning; thence West 300 feet; thence South 200 feet; thence East 100 feet; thence South 122 feet; more or less to the Northwest corner of Deed M-66 at page 12551, recorded December 20, 1966; thence East 200 feet; thence North 325 feet to the point of beginning.

EXCEPT THEREFROM any portion lying within Main Street.

(For continuation of this deed see reverse side)

(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 as noted of record as of the date of this deed and those apparent upon the land, if any, as of the date of this deed, 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 \$ 90,400.00.

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 June, 1978; 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.

(If executed by a corporation, affix corporate seal)

Leo John Gysin
Dorothy M. Gysin
Dorothy M. Gysin

STATE OF OREGON,

County of Klamath

June 7, 1978

Personally appeared the above named Leo John Gysin and Dorothy M. Gysin, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-22-81

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Darrell Beckstead
P.O. Box 473
Ft. Klamath, Or 97626
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Darrell Beckstead
P.O. Box 473
Klamath Falls, OR 97626
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19, at o'clock M., and recorded in book on page or as file/reel number.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

2189
2188
PARCEL 2, located on the Northeast corner of Section 21; Beginning at a point 968 feet South of the Northeast corner of Section 21; thence West 200 feet; thence South 50 feet; thence East 200 feet; thence North 50 feet to the point of beginning.

EXCEPT THEREFROM any portion lying within Main Street.

Subject, however, to the following:

1. Recitals, including the terms and provisions thereof, as set out in Deed executed by Daniel Cronemiller and M. J. Cronemiller, husband and wife, to J. C. Weiss, dated March 9, 1900, recorded December 5, 1900 in Book 13 at page 296, Deed Records of Klamath County, Oregon, to-wit: "In case intoxicating liquors are sold on aforesaid land, title shall revert to signers of this deed or their heirs." That portion of Lot 1 (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Sec. 21, Twp 33 S., R7 $\frac{1}{2}$ EWM., described as follows: Beginning at a point 758 feet South of the Northeast corner of said Section 21; thence West 200 feet; thence South 80 feet; thence East 200 feet; thence North 80 feet to the point of beginning.
2. Easement, including the terms and provisions thereof, dated June 29, 1953, recorded February 16, 1960 in Book 319 at page 49, Deed Records. Said easement being 12 feet in width adjacent to and parallel with the South boundary of TL Parcel #63.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of _____ the _____ 10th day
of February A.D., 19 87 at 3:59 o'clock P. M., and duly recorded in Vol. _____ M87
of _____ Deeds on Page 2188

Evelyn Biehn, County Clerk
By *Ann Smith*

FEE \$14.00