

OA

71593

WARRANTY DEED--TENANTS BY ENTIRETY

Vol. 171 Page 2738

KNOW ALL MEN BY THESE PRESENTS, That DOROTHA DEE NICHOL, formerly known as DOROTHA DEE KOBERG hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN S. KOBERG and CAROL A. KOBERG, 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 Five (5) in Block Eleven (11) of St. Francis Park, Klamath County, Oregon, according to the duly recorded plat thereof now on file in the office of the Clerk of Klamath County, Oregon, EXCEPT the Westerly 10 feet thereof.

All of Lots Three (3) and Four (4) in Block Eleven (11) in St. Francis Park, as shown on the duly recorded Plat thereof, subject all easements of record in connection with the recorded plat and subject to any and all liens or claims by reason of said real estate being in any irrigation district.

(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 those of record and apparent on the land

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 \$ ESTATE PLANNING. 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 6 day of February, 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 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.

Dorothy Dee Nichol
DOROTHA DEE NICHOL

STATE OF OREGON,

County of Klamath ss.
February 6, 1987

Personally appeared the above named
DOROTHA DEE NICHOL

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

Before me:
(OFFICIAL SEAL) My commission expires 11-20-89

STATE OF OREGON, County of ss.
19

Personally appeared 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 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:
Notary Public for Oregon
My commission expires: (If executed by a corporation, affix corporate seal)

Dorothy Dee Nichol

4660 Boardman

Klamath Falls, Or 97603

GRANTOR'S NAME AND ADDRESS

John S. & Carol A. Koberg

3939 Bisbee St

Klamath Falls, Or 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

John S. & Carol A Koberg

P.O. Box 1453

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

P.O. BOX 1453

Klamath Falls, Oregon 97601

John S. & Carol A Koberg

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath ss.

I certify that the within instrument was received for record on the 20th day of February, 1987, at 12:53 o'clock P.M., and recorded in book/reel/volume No. M87 on page 2738 or as fee/file/instrument/microfilm/reception No. 71593, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME TITLE

By Deputy

Fee: \$10.00