

Tenants by Entirety

84286

MTL-19276

532 WEST MAIN STREET • P.O. BOX 218 • MEDFORD, OREGON 97501 • (503) 779-2811

Jackson County Title

Division of Continental Land Title Co.

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That BERNARD J. SPERA

for the consideration hereinafter stated, to them paid by RALPH H. WALLIS and KATHERINE F. WALLIS hereinafter called the Grantors, husband and wife, Grantees, do 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:

Lots 5 and 6 of the ORIGINAL TOWN OF LINKVILLE 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.

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 Grantors hereby covenant to and with Grantees and the heirs of the survivor and their assigns, that Grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances 1987-88 real property taxes now owing in the amount of \$3,830.33 & \$361.77, existing leases and tenancies and a Mortgage recorded June 6, 1979 in Volume M79, Page 13212, Microfilm REcords of Klamath County, Oregon, which grantees herein assume and agree to pay. and that Grantors 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 \$ 279,781.71 (Indicate which) (part of) the consideration. However the actual consideration consists of or includes other property or value given or promised which is (whole)

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 individuals and to corporations.

IN WITNESS WHEREOF, the grantor has executed this instrument this 9th day of February, 1988; if a corporate grantor, it has caused its name to be signed 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."

Bernard J. Spera
Bernard J. Spera

STATE OF OREGON
COUNTY OF Jackson (INDIVIDUAL)

The foregoing instrument was acknowledged before me this 9th day of February, 1988, by Bernard J. Spera

[Signature]
Notary Public for Oregon
My commission expires 9-6-88

After recording return to:

MTL

NAME, ADDRESS, ZIP

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

Ralph H. & Katherine F. Wallis

4167 Independence School Road

Medford, OR 97501

NAME, ADDRESS, ZIP

STATE OF OREGON
COUNTY OF _____ (CORPORATE)

The foregoing instrument was acknowledged before me this _____ day of _____, 19____, by _____, president, and by _____, secretary of _____

A corporation, on behalf of the corporation.

Notary Public for Oregon
My commission expires _____

STATE OF OREGON,
County of Klamath ss.

Filed for record at request of:

Mountain Title Company

on this 11th day of Feb. A.D., 19 88
at 2:30 o'clock P M. and duly recorded
in Vol. M88 of Deeds Page 1938

Evelyn Biehn, County Clerk

By [Signature] Deputy.

Fee. \$10.00