

86471

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1788

6155

KNOW ALL MEN BY THESE PRESENTS, That Walton H. Reeve & Dorothy N. Reeve, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Leonard Lancaster and Thanh Thi Lancaster 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 Fifteen (15) in Block Six (6) of Antelope Meadows Third Addition, Klamath County, Oregon, together with a portion of land described as follows: Beginning at the Northwest corner of Lot 14, Block 6, Tract No. 1076, Third Addition to Antelope Meadows, Klamath County, Oregon; thence South-west along the Northerly most line of said Tract No. 1076 to the Northwest corner of Lot 18, Block 6; thence North 869.61 feet to the Northwest corner of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence East 520 feet along the North line of said Section 16; thence South to the point of beginning. Together with an easement of record as follows: Easement of access over a 60 foot strip of land beginning at the East line of above described tract East along the North line of said Section 16 to the West right of way of Jerry Road. Reservations and restrictions on record.

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 \$24,000.00.

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 16th day of April, 1988, 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.

STATE OF OREGON, County of Deschutes, April 16, 1988.

Personally appeared the above named Walton H. Reeve & Dorothy N. Reeve, and acknowledged the foregoing instrument to be his voluntary act and deed.

Notary Public for Oregon My commission expires 3/9/91

Walton H. & Dorothy N. Reeve P.O. Box 351 Forest Grove, Ore. 97116

Leonard & Thanh Thi Lancaster 1753 N. 6th St. Port Heuneme, Ca. 93041

After recording return to: Leonard & Thanh Thi Lancaster 1753 N. 6th St. Port Heuneme, Ca. 93041

Until a change is requested all tax statements shall be sent to the following address. Leonard & Thanh Thi Lancaster 1753 N. 6th St. Port Heuneme, Ca. 93041

STATE OF OREGON, County of ss.

Personally appeared 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.

Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

STATE OF OREGON, County of Klamath ss.

I certify that the within instrument was received for record on the 19th day of April, 1988, at 2:00 o'clock P.M., and recorded in book/reel/volume No. M88 on page 6155 or as fee/file/instrument/microfilm/reception No. 86471, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Bieln, County Clerk.

By Bernetha Deputy

Fee \$10.00