

1-1-74

91638

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Wendell A. Thompson, Jr. and Dolores M. Thompson, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David J. McNiven and Kay D. McNiven, 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: The S½NE¼NE¼ of Section 35, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; Subject, however, to the following:

(1) Existing easements and reservation of any easements constructed by the United States of America, as set out in the Deed from United States of America recorded August 27, 1958 in Book 302 at page 599, Deed Records.

(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 \$ 8,000.00

~~However, the grantor hereby covenants to and with the 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~~

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 11th day of July, 1977; 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)

Wendell A. Thompson, Jr.

Dolores M. Thompson

STATE OF OREGON, } ss.
County of Klamath, 19 77.

Personally appeared the above named Wendell A. Thompson, Jr. and Dolores M. Thompson, husband and wife,

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 12-22-77

STATE OF OREGON, County of _____, 19 _____ 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Wendell A. Thompson, Jr. & Dolores M. Thompson
c/o Winema Real Estate
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

David J. McNiven & Kay D. McNiven
15208 Clover Creek Road
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SAME AS GRANTEE

NAME, ADDRESS, ZIP

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

SAME AS GRANTEE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath,

I certify that the within instrument was received for record on the 19th day of Sept., 19 88, at 3:16 o'clock P.M., and recorded in book M88 on page 15489, or as file/reel number 91638. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendau, Deputy

Fee \$8.00

88 SEP 19 PM 3 16