

1-1-74

98857

WARRANTY DEED—TENANTS BY ENTIRETY



KNOW ALL MEN BY THESE PRESENTS, That Willard Eugene Keller and Carol Ann Keller, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edward Patzke and Ople Patzke, 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 13 and the Northwesterly 39'4" of Lot 14 all in Block 1 of NORTH BLY, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXCEPT: That reservation under deed from Edward Bloomingcamp, a single man, to H. W. Pound and Alma Pound, husband and wife, dated July 9, 1940, recorded January 19, 1942, in Volume 144, page 261, Deed records of Klamath County, Oregon, as follows: "except the grantor makes no warranty on that portion of the above described land occupied at this time by graves." (Affects N. 44' Lt 13).

(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 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 \$17,500.00.

~~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 1st day of November, 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)

Willard Eugene Keller
Carol Ann Keller

STATE OF OREGON,

County of Klamath

November 1, 1978.

) ss.

Personally appeared the above named

Willard Eugene Keller and
Carol Ann Keller

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/19/82

STATE OF OREGON, County of) ss.

November 1, 1978.

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:

Willard E. and Carol A. Keller

Box 44

Bly, Oregon 97622

GRANTOR'S NAME AND ADDRESS

Edward and Ople Patzke

Box 43

Bly, Oregon 97622

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ed + Ople Patzke
PO Box 43, Bly, OR 97622

NAME, ADDRESS, ZIP

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

Edward and Ople Patzke

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

) ss.

I certify that the within instrument was received for record on the 7th day of April, 1989, at 10:16 o'clock A.M., and recorded in book M89 on page 5869 or as file/reel number 98857, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Muckendorfer Deputy

Fee \$8.00

APR 7 AM 10 16