

2870

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Duane A. Sickert and Katherine A. Sickert, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Randall E. Griffith and Connie M. Griffith, 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: all

Beginning at a 1/2" iron pin from the Northwest corner of Lot 2 of said Block 11 North 89 degrees 47' 00" West 138' 47" feet; thence from said point of beginning South 01 degrees 56' 18" West 100' 10" feet to a 1/2" iron pin on the South line of said Lot 4 and the Block 11; thence along the southerly line of said Lot 4 and the southeasterly line of Lot 2 of said Block 11 South 89 degrees 47' 00" East 33' 58" feet; thence South 42 degrees 51' 30" East 37' 00" feet to a 1/2" iron pin on the southeasterly line of said Lot 2; thence North 27 degrees 38' 42" East 104' 00" feet to a 1/2" iron pin on the

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.

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, apparent on the ground and common to the area

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 \$68,000.00. 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 21st day of July, 1989; 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)

STATE OF OREGON, County of Klamath, ss. Personally appeared Duane A. Sickert and Katherine A. Sickert, 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.

Notary Public for Oregon My commission expires: 7-6-90

(SEAL)

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the day of July, 1989, at 10 o'clock A.M., and recorded in book 97601 on page 13364 or as file/real number 97601. Record of Deeds of said county. Witness my hand and seal of County affixed.

By Recording Officer Deputy

NAME, ADDRESS, ZIP

By Paul W. Millender

[illegible]