

OK

4387

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m89 Page 15936

KNOW ALL MEN BY THESE PRESENTS, That William V. Ardolino and Rebecca A.

Ardolino, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ira John Studley, Jr. and Cheryl L. Studley

....., 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 Southeasterly 60 feet of Lot 6 in Block 43 of FIRST ADDITION TO THE CITY OF KLAMATH FALLS, OREGON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and more particularly described as follows:

Beginning at the Southwest corner of Lot 6; thence East along Jefferson Street 52.1 feet; thence North along the line between Lot 6 and 7 in said Block, 60 feet; thence West and parallel to Jefferson Street 52.1 feet to the East line of Fifth Street; thence South along the said line of Fifth Street 60 feet to the place of beginning.

Tax Account No: 3809 032BA 03000

(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, 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 \$42,000.00

① 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). ② (The sentence between the symbols ①, 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 25th day of August, 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.

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.

William V. Ardolino
Rebecca A. Ardolino

STATE OF OREGON,

County of Klamath
August 25, 1989

STATE OF OREGON, County of) ss.

....., 19.....

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)

(OFFICIAL SEAL)

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

Notary Public for Oregon

My commission expires:

(If executed by a corporation, affix corporate seal)

William V. & Rebecca A. Ardolino
1522 Summers Dr.
Klamath Falls OR 97603

GRANTOR'S NAME AND ADDRESS

Ira John & Cheryl B. Studley
505 Jefferson St.
Klamath Falls OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S & L
540 Main St.
Klamath Falls OR 97601

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath.....) ss.

I certify that the within instrument was received for record on the 25th day of August, 1989, at 11:54 a'clock A.M., and recorded in book/reel/volume No. M89 on page 15936 or as fee/file/instrument/microfilm/reception No. 4387, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By Darlene Mueller Deputy

Fee \$8.00

89 AUG 25 AM 11 54