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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m49 Page 20358

KNOW ALL MEN BY THESE PRESENTS, That Jeffery M. Brant and Michael L. Brant

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lee Davis and Fern Davis, Father and Daughter, 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 12 in Block 3 of First Addition to Altamont Acres, EXCEPT the South 75 feet thereof and ALSO EXCEPT the West 50 feet of the North 125 feet thereof, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

(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.  
See attached Exhibit "A"

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 \$8,550.00.  
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 26th day of May, 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.

Jeffery M. Brant  
Michael L. Brant

STATE OF OREGON,

County of Klamath,  
May 26, 1989

STATE OF OREGON, County of \_\_\_\_\_, 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 \_\_\_\_\_

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)

(If executed by a corporation, affix corporate seal)

Personally appeared the above named Jeffery M. Brant and Michael L. Brant, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon  
My commission expires 3-24-92

Jeffery M. Brant & Michael L. Brant  
325 Main Street  
Klamath Falls, OR 97601  
GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Fern M. Davis  
1847 Bishop  
Klamath Falls, Ore 97603  
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of \_\_\_\_\_, ss.  
I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as fee/file/instrument/microfilm/reception No. \_\_\_\_\_, Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE  
By \_\_\_\_\_ Deputy

## EXHIBIT "A"

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.

3. Real Estate Contract, subject to the terms and provisions thereof,

Dated: June 25, 1976

Recorded: June 28, 1976

Volume: M76, page 9769, Microfilm Records of Klamath County, Oregon

Vendor: John M Hildum and Rae J. Hildum

Vendee: Lee B. Davis

The Vendores in said Real Estate Contract was assigned by instrument

Dated: July 12, 1976

Recorded: July 13, 1976

Volume: M76, page 10551, Microfilm Records of Klamath County, Oregon

To: Michael L. Brant, conservator for Jeffery M. Brant

4. The following unpaid taxes and/or city liens:

a. Taxes for the fiscal year 1986-1987, delinquent.

Amount: \$276.84, plus interest

Account No. 3909 003CD 01600

Key No: 527576

b. Taxes for the fiscal year 1987-1988, delinquent

Amount: \$34.82, plus interest

Account No.: 3909 003CD 01600

Key No: 527576

c. Taxes for the fiscal year 1988-1989, delinquent

Amount: \$356.43, plus interest, if any

Account No.: 3909 003CD 01600

Key No: 527576

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Fern M. Davis the 24th day  
of Oct. A.D. 19 89 at 2:05 o'clock P.M., and duly recorded in Vol. M89,  
of Deeds on Page 20358.

Evelyn Biehn - County Clerk

By Pauline Muller

FEE \$13.00