

OA

10920

WARRANTY DEED—TENANTS BY ENTIRETY

K-36955

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KNOW ALL MEN BY THESE PRESENTS, That

James E. Venable

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by THURMAN AND LILLIE E. THURMAN, 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 23 in Block 30 of Hot Springs Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS THAT portion described as follows: Beginning at the Southwesterly corner of said Lot 23; thence Northeasterly along the Northerly boundary of Manzanita Street 4 feet to a point; thence Northwesterly and parallel with the Southwesterly line of Lot 23 to the Northwesterly line thereof; thence Southwesterly along the Northwesterly line of said Lot 23 to the Northwesterly corner of said Lot; thence Southeasterly along said Southwesterly line of said lot to the point of beginning.

Subject to reservations, restrictions, rights of way of record and those apparent upon the land, if any.

(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.

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 \$ 21,000.00

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 20 day of April, 1984; 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 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.

James E. Venable  
JAMES E. VENABLE

STATE OF OREGON, CALIF. )  
County of Klamath ) ss.  
April 11, 1984

Personally appeared the above named  
James E. Venable

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

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 \_\_\_\_\_

\_\_\_\_\_, 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 be-  
half 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:

(If executed by a corporation,  
affix corporate seal)



OFFICIAL SEAL  
Stanley  
Notary Public for Oregon  
My commission expires January 10, 1986.

#3417

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

1307C Collection 3417

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-  
ment was received for record on the  
1st day of Feb., 1990,  
at 10:31 o'clock A.M., and recorded  
in book/reel/volume No. M90 on  
page 2270 or as fee/file/instru-  
ment/microfilm/reception No. 10920,  
Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Evelyn Biehn, County Clerk..

NAME

TITLE

By Pauline Mullenders Deputy

Fee \$28.00

90 FEB 1 AM 10 31