

16036

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That GEORGE D. BROWN and AUDRIE I. BROWN, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JON V. TAYLOR and BARBARA J. TAYLOR, 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 45, PLEASANT HOME TRACT NO. 2, 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 except as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 26,000.00

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 as above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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.

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 JANUARY, 1980; 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.
January 25, 1980

Personally appeared the above named
GEORGE D. BROWN and AUDRIE I. BROWN.

And Acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL) Judy B. Pubols
Notary Public for Oregon
My commission expires 8-23-81

George D. Brown
GEORGE D. BROWN

Audrie I. Brown
AUDRIE I. BROWN

STATE OF OREGON, County of) ss.
January 25, 1980

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: _____
Notary Public for Oregon
My commission expires: _____

George D. and Audrie I. Brown

GRANTOR'S NAME AND ADDRESS
Jon V. and Barbara J. Taylor
5615 MILLER AVENUE
KLAMATH FALLS, OR 97603

GRANTEE'S NAME AND ADDRESS
Jon V. and Barbara J. Taylor
5615 MILLER AVENUE
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

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

Jon V. and Barbara J. Taylor
5615 MILLER AVENUE
KLAMATH FALLS, OR 97603
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath
I certify that the within instrument was received for record on the 12th day of June, 1990, at 12:01 o'clock P.M., and recorded in book M90 on page 11350 or as file/reel number 16036, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline M. Mulendy, Deputy

Fee \$28.00