

16741

WARRANTY DEED—GRANTEES BY ENTIRETY

Paul A. Montgomery

KNOW ALL MEN BY THESE PRESENTS, That

David V.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David V. Davis and Kimberly A. Davis, 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 S $\frac{1}{2}$  of Lot 1 and the Easterly 7.9 feet of the S $\frac{1}{2}$  of Lot 2, Block 46, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(IF SPACE IS SUFFICIENT, 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 noted of record as of the date of this deed and those apparent upon the land, and that if any, as of the date of this deed;

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 \$ 36,000.00. 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 17<sup>th</sup> day of April, 1981; 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.

Paul A. Montgomery by Richard T. Dudy  
Paul A. Montgomery his atty in fact

STATE OF OREGON,

County of Klamath } ss

On this the 17<sup>th</sup> day of April, 1981, personally appeared Richard T. Dudy, who, being duly sworn (or affirmed), did say that he is the attorney in fact for Paul A. Montgomery, that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Susan C. Patke  
(Signature)

My Commission expires 11-2-82  
(Title of Officer)

STATE OF OREGON,

County of Klamath } ss

I certify that the within instrument was received for record on the 26th day of June, 1990, at 2:28 o'clock P.M., and recorded in book/reel/volume No. M90 on page 12525 or as document/fee/file/instrument/microfilm No. 16741. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

By Dorene Mueller, Deputy

GRANTOR'S NAME AND ADDRESS

Paul A. Montgomery  
3401 Moriconi Drive  
Santa Rosa, CA 95401

GRANTEE'S NAME AND ADDRESS

After recording return to:

David & Kimberly Davis  
422 North 6th Street  
Klamath Falls, OR 97601

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

David & Kimberly Davis  
422 North 6th Street  
Klamath Falls, OR 97601  
NAME ADDRESS ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

Fee \$28.00