

21140

WARRANTY DEED - TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Charles Melvin Burns

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Paul Richard Zech and Ben Jean Zech, 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 14, Block 200, MILLS SECOND ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Taxes for the year 1978-79 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Conditions and restrictions as to the use of said premises including the terms and provisions thereof, contained in Deed from the Klamath Corporation, to Charles W. Thomas, recorded September 29, 1920 in Book 54 at page 242, Deed Records 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, 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 \$14,000.00. (The entire consideration, consisting of cash, property or value given or promised which is the entire consideration, should be stated in full. If the consideration is other than cash, the symbol ©, if not applicable, should be deleted. See ORS 93.030.)

In continuing 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 21st day of July, 1978; 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.

Charles Melvin Burns
Charles Melvin Burns

IF executed by a corporation, this portion need not be completed.

STATE OF OREGON,

County of Klamath
July 21, 1978

Personally appeared the above named
Charles Melvin Burns

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

Before me:
DONNA K. RICKS
NOTARY PUBLIC - OREGON
My Commission Expires 7/26/79

(OFFICIAL SEAL)

STATE OF OREGON, County of _____) ss.
_____, 19____.

Personally appeared _____ and _____ who, being duly sworn, each in 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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 5th day of Oct., 1978, at 3:30 o'clock P.M., and recorded in book M90 on page 20252 or as file/reel number 21140, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mendenhall, Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

Mr. & Mrs. Paul R. Zech
11190 Pine Grove Rd.
City, 97607

Check if a large is requested in a last instrument shall be sent to the following address.

965 your records now show

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

Fee \$28.00

90 OCT 6 PM 3 30