

1-1-74

36961

WARRANTY DEED—TENANTS BY ENTIRETY Vol. m91 Page 23151

KNOW ALL MEN BY THESE PRESENTS, That **James J. Glessner**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **Kenneth E. Heimbecker and Carmen J. Heimbecker**, 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 E¹/₂ NW¹/₄ lying North of Sand Creek in Section 28, Township 31 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. An easement created by instrument, including the terms and provisions thereof

Recorded : July 7, 1961 Book: 330 Page: 544
For : An easement 30 feet wide along North boundary of herein described property
For : Ingress and egress in common with all other persons owning any portion NW¹/₄ Sec. 28, Twp. 31 S., R 7 EWM

(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, if any, as of the date of this deed;

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 \$ **35,000.00**
~~However, the actual consideration consists of or includes other property or value given or promised which is hereby acknowledged (indicate which).~~ (The sentence between the symbols ①, 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 day of OCTOBER, 19 81, 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)

James J. Glessner
James J. Glessner

STATE OF OREGON, } ss.
County of **Klamath**
OCTOBER 16, 19 81

Personally appeared the above named **James J. Glessner**

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

Before me: *[Signature]*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 11-16-84

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

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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kenneth E & Carmen J Heimbecker
1627 Tahoe Drive
Milpitas, CA 95035
NAME, ADDRESS, ZIP

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

Kenneth E & Carmen J Heimbecker
1627 Tahoe Drive
Milpitas, CA 95035
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of **Klamath**

I certify that the within instrument was received for record on the 5th day of Nov., 1991, at 11:33 o'clock A. M., and recorded in book/reel/volume No. M91 on page 23151 or as document/fee/file/instrument/microfilm No. 36961 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
NAME TITLE

By [Signature] Deputy

Fee \$28.00

91 NOV 2 4 11 33

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the aLove described note and this trust deed are:

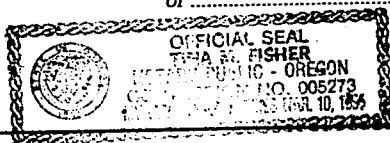
(a) ~~entirely for the grantor's personal, family, or household purposes~~ ☒ for an organization, or (even if grantor is a natural person) are for business or commercial purposes.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the contract secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

IN WITNESS WHEREOF, said grantor has hereunto set his hand the day and year first above written.

* **IMPORTANT NOTICE:** Delete, by lining out, whichever warranty (a) or (b) is not applicable; if warranty (a) is applicable and the beneficiary is a creditor as such word is defined in the Truth-in-Lending Act and Regulation Z, the beneficiary **MUST** comply with the Act and Regulation by making required disclosures; for this purpose use Stevens-Ness Form No. 1319, or equivalent. If compliance with the Act is not required, disregard this notice.

STATE OF OREGON, County of Klanath) ss.
This instrument was acknowledged before me on 10-3, 1991,
by Ronald E Pham
This instrument was acknowledged before me on _____, 19____,
by _____
as _____
of _____



Tina M. Fisher
Notary Public for Oregon
My commission expires 3-10-95

REQUEST FOR FULL RECONVEYANCE
To be used only when obligations have been paid.

TO: _____, Trustee

The undersigned is the legal owner and holder of all indebtedness secured by the foregoing trust deed. All sums secured by said trust deed have been fully paid and satisfied. You hereby are directed, on payment to you of any sums owing to you under the terms of said trust deed or pursuant to statute, to cancel all evidences of indebtedness secured by said trust deed (which are delivered to you herewith together with said trust deed) and to reconvey, without warranty, to the parties designated by the terms of said trust deed the estate now held by you under the same. Mail reconveyance and documents to _____

DATED: _____, 19____.

Beneficiary

Do not lose or destroy this Trust Deed OR THE NOTE which it secures. Both must be delivered to the trustee for cancellation before reconveyance will be made.

(FORM No. 881)

STEVENS-NESS LAW PUB. CO., PORTLAND, ORE

RONALD E PHAIR

Grantor

SOUTH VALLEY STATE BANK

Beneficiary

AFTER RECORDING RETURN TO
SOUTH VALLEY STATE BANK
801 MAIN STREET
KLAMATH FALLS, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,
County of Klamath..... } ss.

I certify that the within instrument was received for record on the 5th day of Nov., 1991, at 11:33 o'clock A. M., and recorded in book/reel/volume No. M91 on page 23149 or as fee/file/instrument/microfilm/reception No. 36960. Record of Mortgages of said County.

Witness my hand and seal of
County affixed.

..... Evelyn Biehn, County Clerk.....
NAME TITLE

By Charles H. Henderson Deputy

Fee \$13.00