

1-1-74

41030

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 92 Page 3078

KNOW ALL MEN BY THESE PRESENTS, That Edwin Laventhal and Pauline S. Laventhal, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Chris J. Denning and Christine L. Denning, 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:

Lots 17B and 18B, LAKESHORE GARDENS, Klamath County, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Lakeshore Gardens Drainage District.
3. An easement created by instrument, including the terms and provisions thereof,

Dated : May 6, 1937

Recorded : May 14, 1937

Book: 109

Page: 286

Dated : May 28, 1937

Recorded : June 8, 1937

Book: 110

Page: 95

(For continuation of this document see reverse side of this deed.)

(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 \$ 43,000.00

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 28 day of February, 19 80; 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.

Edwin Laventhal  
Edwin Laventhal

(If executed by a corporation, affix corporate seal)

Pauline S. Laventhal  
Pauline S. Laventhal

STATE OF OREGON, }  
County of Klamath } ss.  
February 28, 19 80.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

Personally appeared the above named Edwin Laventhal and Pauline S. Laventhal, husband and wife,

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

Before me: DONNA K. MATESON  
NOTARY PUBLIC-OREGON

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 12/24/84

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:

CHRIS J. & C. L. DENNING  
1010 LAKESHORE DR.  
KLAMATH FALLS, ORE. 97601

NAME, ADDRESS, ZIP

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

SAME AS ABOVE

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 13th day of Feb., 19 92, at 4:07 o'clock P.M., and recorded in book/reel/volume No. M92 on page 3078 or as document/fee/file/instrument/microfilm No. 41030, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
NAME TITLE

B. Pauline M. Muelender Deputy

Fee \$30.00

02 FEB 21 1980

30.00