

47337

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m 92 Page 15104

KNOW ALL MEN BY THESE PRESENTS, That **Kepner, Kepner and Sario,**
a partnership

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **David M. Monschein and Sally A. Monschein**, 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 12, Block 307, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

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

(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 \$ **22,900.00**

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 22,900.00~~
The consideration indicated 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 **21st** day of **August**, 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.

KEPNER, KEPNER and SARIO, a partnership

BY: *Lucille F. Kepner*
Fred H. Kepner

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of **Klamath**,
August **21**, 19**81**

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 _____

Personally appeared the above named **Lucille F. Kepner** known to me to be one of the partners of the above partnership and acknowledged the foregoing instrument to be _____ voluntary act and deed.

_____ 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: *Ernest L. Murphy*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires **11-16-84**

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

Kepner, Kepner & Sario

GRANTOR'S NAME AND ADDRESS

David M. & Sally Monschein
5206 Walton Dr.
Klamath Falls, OR 97603

GRANTEE'S NAME AND ADDRESS

After recording return to:

David M. & Sally Monschein
5206 Walton Dr.
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

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

Kepner, Kepner & Sario
3038 Cannon Ave
Klamath Falls, OR 97603

NAME, ADDRESS, ZIP

STATE OF OREGON, _____) ss.

County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book/reel/volume No. _____ on page _____ or as document/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME _____ TITLE _____
By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

15105

State of Oregon

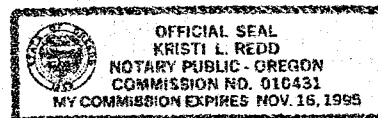
County of KlamathJuly 6, 1992

Personally appeared the above named FRED H. KEPNER, Partner of KEPNER, KEPNER & SARIO
and acknowledged the foregoing instrument to be his voluntary act and
deed.

WITNESS My hand and official seal.

(seal)

Kristi L. Redd
Notary Public for Oregon

My Commission expires: 11/16/95

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title co. the 10th day
of July A.D. 19 92 at 2:18 o'clock P. M., and duly recorded in Vol. M92
of Deeds on Page 15104

Evelyn Biehn - County Clerk
By Dorlene Mullendare

FEE \$35.00