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K. 44952

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## WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That PHYLLIS S. CAVANAUGH, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DANIEL J. CAVANAUGH and ANN L. HILTON-CAVANAUGH, husband and wife, hereinafter called grantees, does hereby grant, bargain, sell and convey unto the said grantees, as tenants by 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, to-wit:

South 62 feet of Lot 1, Block 36 Original Town of Linkville now City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 the 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 said premises, free from all encumbrances except reservations, restrictions, rights-of way, easements of record and those apparent upon the land, 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 \$55,000.00

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 24 day of February, 1993.

THIS INSTRUMENT WILL NOT ALLOW  
USE OF THE PROPERTY DESCRIBED IN  
THIS INSTRUMENT IN VIOLATION OF  
APPLICABLE LAND USE LAWS AND  
REGULATIONS. BEFORE SIGNING OR  
ACCEPTING THIS INSTRUMENT, THE  
PERSON ACQUIRING FEE TITLE TO THE  
PROPERTY SHOULD CHECK WITH THE  
APPROPRIATE CITY OR COUNTY PLANNING  
DEPARTMENT TO VERIFY APPROVED USES.

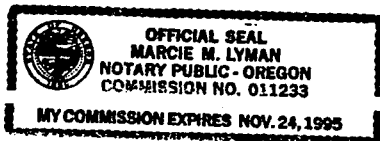
  
PHYLLIS S. CAVANAUGH, Grantor

Return: Blair Henderson  
426 Main Street  
Klamath Falls, Ore 97601

STATE OF OREGON           )  
                                  ) ss.  
COUNTY OF KLAMATH       )

3846

Personally appeared the above named PHYLLIS S. CAVANAUGH and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:

Marcie M. Lyman  
Notary Public for Oregon  
My Commission Expires 11-24-95

GRANTOR'S NAME AND ADDRESS:

Phyllis S. Cavanaugh  
420 Jefferson Street  
Klamath Falls, OR 97601

STATE OF OREGON,       )  
                                  ) ss.  
COUNTY OF KLAMATH    )

GRANTEE'S NAME AND ADDRESS:

Daniel J. Cavanaugh and  
Ann L. Hilton-Cavanaugh  
130 South 5th Street  
Klamath Falls, OR 97601

I certify that the within instrument was received for record on the 24th day of Feb., 1993, at 2:13 o'clock P.M., and recorded in book/reel/volume No. M93 on page 3845 or as fee/file/instrument/microfilm/reception No. 57858, Record of Deeds of said county.

AFTER RECORDING RETURN TO:

BLAIR M. HENDERSON  
Attorney at Law  
426 Main Street  
Klamath Falls, OR 97601

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

Name Title

By Daniel J. Cavanaugh  
Deputy

Fee \$35.00

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Daniel J. Cavanaugh and  
Ann L. Hilton-Cavanaugh  
130 South 5th Street  
Klamath Falls, OR 97601