

79605

04-22-94P03:36 RCVD

WARRANTY DEED—TENANTS BY ENTIRETY

MTG 1396-6987

Vol. M94 Page 12170

KNOW ALL MEN BY THESE PRESENTS, That LUCILLE MILDRED WHEELER,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by KEITH P. MOUSER AND BARBARA L. MOUSER, 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:

An 80' by 100' rectangular parcel in the Northeast corner of Lot 18, Block 7, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Lot 18, thence 80 feet generally South along the Easterly boundary of said Lot 18; thence generally West 100 feet along a line 80 feet from and parallel to the Northerly boundary of said Lot 18; thence generally North 80 feet along a line 100 feet from and parallel to the Easterly boundary of said Lot 18; thence generally East 100 feet along the Northerly boundary of said Lot 18 to the point of beginning.

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 for easements, restrictions and reservations of record and those apparent on 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 \$ 25,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols @, if not applicable, should be deleted. See ORS 23.030.)

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 18th day of April, 1980; 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.

Lucille Mildred Wheeler
LUCILLE MILDRED WHEELER

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of KLAMATH
April 17, 1980

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

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 MILDRED WHEELER and acknowledged the foregoing instrument to be her voluntary act and deed.

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: Kristi L. Garrison
Notary Public for Oregon
My commission expires 6/19/83

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

LUCILLE MILDRED WHEELER
223 N. Sixth, Apt. 403
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

KEITH P. & BARBARA L. MOUSER
3434 Bisbee Street
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

KEITH & BARBARA MOUSER
3950 Homedale #3
Klamath Falls, OR 97603
NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 22nd day of April, 1994, at 3:36 o'clock P. M., and recorded in book M94 on page 12170 or as file/reel number 79605, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
Deputy

Fee \$30.00