

85492

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

33218-JW

This Indenture Witnesseth, THAT CHARLES L. DANIELS, JR.,

Vol. m94 Page 24238

has bargained and sold, and by these presents does grant, bargain, sell and convey unto

WENDELL TATUM and DEBORAH A. TATUM,

husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

The Southerly one-half of Lot 5 in Block 38 of FIRST ADDITION to the City of Klamath Falls, Oregon, 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 most Southerly corner of said Lot 5 and running Northeasterly along the Southeasterly line of said Lot 5, 53 feet, more or less, to the most Southerly corner of Lot 4 in said Block; thence Northwesterly along the line between said Lots 4 and 5, 55 feet; thence Southwesterly parallel with Grant Street, 53 feet, more or less, to the Easterly line of Second Street; thence Southeasterly 55 feet to the place of beginning.

SUBJECT TO: Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service; Reservations, restrictions, easements and rights of way of record and those apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 18,000.00. However, the actual consideration includes other property which is part of the consideration. (Strike out the above when not applicable)

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantor does hereby covenant, to and with the said grantees, and their assigns, that he is the owner in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that he will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, he has hereunto set his hand and seal this 5th day of March 19 80 (SEAL) (SEAL) (SEAL)

STATE OF OREGON, County of Klamath) ss. March 6, 19 80. Personally appeared the above named Charles L. Daniels, Jr.,

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

Before me:

William Z. Seem Notary Public for Oregon. My commission expires Oct 8, 1982

After recording return to:

Orville Shockey 103 Waddington Trace Goose Creek, South Carolina 29445

Until a change is requested, all tax statements shall be sent to the following name and address:

Wendell and Deborah A. Tatum 625 No. Second Street Klamath Falls, Oregon 97601

From the Office of WILLIAM L. SISEMORE First Federal Bldg. 540 Main Street Klamath Falls, Oregon 97601

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 5th day of Aug, 19 80 at 3:03 o'clock P.M., and recorded in book M94 on page 24238 Record of Deeds of said County.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk County Clerk-Recorder

By [Signature] Deputy

Fee \$30.00

08-05-94P03:03 RCVD