

8894

MTG 36648

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 1795 Page 30669

KNOW ALL MEN BY THESE PRESENTS, That Phillips, husband and wife Roy C. Phillips and Eleanor

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by O. D. Harris, 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 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 in Block 2 and Lot 1 in Block 4 of BUTLER'S ADDITION TO FORT KLAMATH, OREGON, together with the South one-half of vacated "A" Street adjoining Block 2 on the North and the line of 1st Street and that portion of the East one-half of vacated Wood River Boulevard lying North of the South line of Lot 1 Block 4 BUTLER'S ADDITION TO FORT KLAMATH, extended Westerly and the vacated alley in Block 2 BUTLER'S ADDITION TO FORT KLAMATH.

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,

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 \$115,000.00. 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 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 5 day of July, 1977; 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
July 5, 1977.

Personally appeared the above named
Roy C. Phillips and
Eleanor Phillips

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 6-13-80

STATE OF OREGON, County of } ss.
1977.

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 _____

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Simon Monbae + Choul Ja Kim
P.O. Box 428
Ft. Klamath, OR 97626

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath }
I certify that the within instrument was received for record on the 9th day of Nov, 1995, at 2:32 o'clock P.M., and recorded in book M95 on page 30669 or as file/reel number 8894.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk
Recording Officer
By Annette Mueller Deputy

Fee \$30.00