

27625

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. 096 Page

34479

KNOW ALL MEN BY THESE PRESENTS, That Frederick B. Goodpaster and Penny A. Goodpaster, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Martin L. Boyer and Glenda L. Boyer, 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:

Lots 15, 16 and 17, Block 4, FAIRFIELD, in the County of Klamath, State of Oregon, TOGETHER WITH the S 1/2 of alley, vacated by Order recorded June 4, 1964, in Book 353 at page 319, adjoining said Lots 15, 16 and 17.

Subject, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fairfield.
2. An easement created by instrument, including the terms and (See reverse side of this deed for continuation of this document.)

(IF 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 \$ 146,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols ①, 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 16 day of April, 1984; 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

April 16, 1984

Personally appeared the above named

Frederick B. Goodpaster and Penny A. Goodpaster

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

(OFFICIAL SEAL)

Before me, *W. E. Addington*
Notary Public for Oregon

My commission expires 3-22-85

Frederick B. Goodpaster

Penny A. Goodpaster

STATE OF OREGON, County of Klamath, 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

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

MARTIN & GLENDA BOYER
1939 RIVERSIDE
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

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

MARTIN & GLENDA BOYER
1939 RIVERSIDE
KLAMATH FALLS OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/tile/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

provisions thereof:

Dated:

Recorded

In favor of

For

January 23, 1981

February 17, 1981

Fred and Penny Goodpasture and Benj.

Franklin Savings & Loan Assn.

Mobile Home

Book: M-81 Page: 2579

3. Memorandum of Contract, including the terms and provisions thereof, as memorandum of which was dated October 29, 1980, Book: M-80 Page: 21071
- Recorded: October 20, 1980 Book: M-80 Page: 21071
- Vendor: Jack W. Mitchell and Shirley M. Mitchell
- Vendee: Frederick B. Goodpasture and Penny A. Goodpasture

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath County Title the 1st day of November A.D. 19 96 at 11:09 o'clock A M., and duly recorded in Vol. M96 of Deeds on Page 34479

FEE \$35.00

Bernetha G. Letsch

By

County Clerk

Frederick B. Goodpasture
Penny A. Goodpasture

STATE OF OREGON
County of Klamath
I, Bernetha G. Letsch, County Clerk, do hereby certify that the foregoing instrument was duly recorded in Book M-80, Page 21071, and in Book M-81, Page 2579, of the public records of this county, on the 1st day of November, 1996, at 11:09 o'clock A.M.

STATE OF OREGON
County of Klamath
I, Bernetha G. Letsch, County Clerk, do hereby certify that the foregoing instrument was duly recorded in Book M-80, Page 21071, and in Book M-81, Page 2579, of the public records of this county, on the 1st day of November, 1996, at 11:09 o'clock A.M.