

1-1-74

47877

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 179 Page 35358

KNOW ALL MEN BY THESE PRESENTS, That CHARLES W. STURGIS and CLARA M. STURGIS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FREDRICK G. HITSON and JOANN L. HITSON, 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:

UW 30 P 354

Lot 13, Block 8, KLAMATH RIVER ACRES, in the County of Klamath, State of Oregon

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/COUNTY PLANNING DEPT. TO VERIFY USES. (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 those of record

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 \$48,000.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols, if not applicable, should be deleted. See ORS 92.020.)

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 9th day of June, 1989; 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)

Charles W. Sturgis
Charles W. Sturgis

Clara M. Sturgis
Clara M. Sturgis

STATE OF OREGON, }
County of Klamath } ss.
June 9, 1989

STATE OF OREGON, County of } ss.
June 9, 1989

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 Charles W. Sturgis and Clara M. Sturgis

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

_____ 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: Arlene P. Addington
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 3-22-93

Before me: _____
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires: _____

CHARLES W. & CLARA M. STURGIS

STATE OF OREGON, }
County of Klamath } ss.

GRANTOR'S NAME AND ADDRESS
FREDRICK G. & JOANN L. HITSON

I certify that the within instrument was received for record on the 30th day of October, 1997, at 3:54 o'clock P.M., and recorded in book/reel/volume No. M97 on page 35958 or as document/file/instrument/microfilm No. 47877. Record of Deeds of said county.

SPACE RESERVED
FOR
RECORDER'S USE

GRANTEE'S NAME AND ADDRESS
After recording return to:
MICHAEL C. MILLER, ATTY AT LAW
601 Main Street, Suite 210
Klamath Falls OR 97601-6007
NAME, ADDRESS, ZIP

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk
NAME TITLE

By Kathleen Ross Deputy

Until a change is requested all tax statements shall be sent to the following address:
FREDRICK G. & JOANN L. HITSON
P.O. Box 767
Keno OR 97627
NAME, ADDRESS, ZIP

Fee: \$30.00

30- ULL #805