

OK

50595

WARRANTY DEED—TENANTS BY ENTIRETY

MTC 1396-8774 Vol. M97 Page 41823



KNOW ALL MEN BY THESE PRESENTS, That LEAH CATHERINE STEWART and LORNA JEAN WILSON, as Tenants in Common,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WELDON W. HOLDEN and AUDREY HOLDEN, 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 13, 14, 15, 16, 17 and 18 of Block 52, Grandview Addition to Bonanza, Klamath County, Oregon."

Subject to easements, restrictions, rights of way of record and those apparent on the land.

AMERITITLE, has recorded this Instrument by request as an accomodation only, and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

(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 set forth above

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 \$17,500

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 @, if not applicable, should be deleted. See OPS 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 21st day of March, 1988; 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.

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 OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

STATE OF OREGON,

County of Klamath } ss.
3-21, 19 88..

Personally appeared the above named LEAH CATHERINE STEWART & LORNA JEAN WILSON

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

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 8-16-88

STATE OF OREGON, County of Klamath, 1988.

Personally appeared and 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

LORNA JEAN WILSON and LEAH STEWART c/o Leah Stewart, Box 313, Bonanza, OR 97623

GRANTOR'S NAME AND ADDRESS

WELDON W. HOLDEN and AUDREY HOLDEN
42 Geil St.
Salinas, CA 93901

GRANTEE'S NAME AND ADDRESS

After recording return to:

Weldon W. & Audrey Holden
P. O. Box 367
Bonanza, OR 97623

NAME, ADDRESS, ZIP

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

Weldon W. Holden and Audrey Holden
P. O. Box 367
Bonanza, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of December, 1987, at 3:48 o'clock P.M., and recorded in book/reel/volume No. M97 on page 41823 or as fee/file/instrument/microfilm/reception No. 50595, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, County Clerk

By Kathleen Ross Deputy

Fee \$30.00

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