

1-1-74

MTC-1390-0957

WARRANTY DEED—TENANTS BY ENTIRETY

Vol M05 Page 41091

KNOW ALL MEN BY THESE PRESENTS, That Joseph W. Mercer and Beryl Lillian Mercer, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Victor L. Alexander and Andrea L. Alexander, 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: Lot 9, Block 303, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : July 20, 1926 Book: 72 Page: 172

State of Oregon, County of Klamath
Recorded 06/02/05 3:09 p m

Vol M05 Pg 41091-92

Linda Smith, County Clerk

Fee \$ 26⁰⁰ # of Pgs 2

(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 \$ 44,000.00

~~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 3rd day of March, 1978; 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)

Joseph W. Mercer
Joseph W. Mercer

Beryl Lillian Mercer
Beryl Lillian Mercer

STATE OF OREGON,)
County of Klamath) ss.
March 3, 1978

STATE OF OREGON, County of) ss.
March 3, 1978

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 Joseph W. Mercer and Beryl Lillian Mercer, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

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)

Before me: Martha L. Lott

Notary Public for Oregon

My commission expires 7-21-81

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

AMERITITLE has recorded this instrument by request as an accommodation only, STATE OF OREGON, 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

GRANTOR'S NAME AND ADDRESS

VICTOR & ANDREA ALEXANDER
1439 OGDEN ST.
KLAMATH FALLS, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

VICTOR & ANDREA ALEXANDER
1439 OGDEN ST
KLAMATH FALLS, OR 97603

NAME, ADDRESS, ZIP

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

SAME - NO CHANGE

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

County of)
I certify that the within instrument was received for record on the day of , 1978,

at o'clock M., and recorded in book on page or as file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

20 JUN 2 PM 3:09

260

41092

STATE OF OREGON

County of Klamath

I, Wm D. Milne, County Clerk of the above named County and State and Clerk of the Circuit Court of the County of Klamath and State of Oregon do hereby certify that the foregoing copy has been by me compared with the original, and that it is a transcript therefrom, and of the whole of such original as the same appears on file or of record in my office and in my care and custody.



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this 13 day of MAR 13 1978 A.D. 19

Wm D. MILNE Klamath County Clerk

By Bernard H. Helach Deputy