

89589 WARRANTY DEED—TENANTS BY ENTIRETY Vol. 74 Page 6907

KNOW ALL MEN BY THESE PRESENTS, That Richard T. Irwin and Janice A. Irwin, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jim L. McClung and Judi D. McClung, 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 25 of LAMRON HOMES, Klamath County, Oregon.

- Subject, however, to the following:
1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 3. Subject to reservations and restrictions, 15 foot building set back lines, 8 foot easement in back of all lots for public utility easements and irrigations purposes, as shown on the plat.
 4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument including the terms thereof, recorded July 28, 1958 in Book 301 (for continuation of this deed see reverse side)

This deed is being re-recorded to correct legal description.
(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 \$29,950.00. 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 @, 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 29th day of May, 1974, 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)

Richard T. Irwin
Janice A. Irwin

WASHINGTON
STATE OF OREGON
County of Klamath Thurston

STATE OF OREGON, County of _____, 19____.

May June 4, 1974

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.

Personally appeared the above named Richard T. Irwin and Janice A. Irwin and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Before me:

(SEAL)

Jolene Knight
Notary Public for Oregon WASH.
My commission expires: 5-19-76

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Jim L. McClung
5206 Barry St.
Klamath Falls Oregon 97601
NAME, ADDRESS, ZIP

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

Equitable Savings & Loan Assoc.
P.O. Box 1750
City, 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 _____ of page _____ or as file/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy