

28-7093

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Lee M. Cantwell and Gloria L. Cantwell, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ted J. Sandberg and Dorothy M. Sandberg, 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:  
All that portion of N 1/2 of N 1/2 of SE 1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, lying Westerly of Spring Lake Road, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements of ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M-70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement (for continuation of this deed see reverse side of this deed)

(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 \$ 91,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration indicated which.~~ (The sentence between the symbols <sup>(1)</sup>, 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 25th day of June, 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)

Marlene T. Addington

Notary Public for Oregon

My commission expires STATE OF OREGON, County of

STATE OF OREGON,

County Klamath

June 26, 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

Personally appeared the above named Lee M. Cantwell and Gloria L. Cantwell, husband and wife, who, being duly sworn, did acknowledge the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

Marlene T. Addington

Notary Public for Oregon

My commission expires: 3-21-77

Notary Public for Oregon

My commission expires:

(SEAL)

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Ted J. Sandberg  
5745 Avalon Street  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Unit or change in requested off tax statements shall be sent to the following address.

Dept. of Veterans' Affairs  
1225 Ferry SE  
Salem, Oregon 97310  
NAME, ADDRESS, ZIP

7918

District."

3. Easement for irrigation ditch as set out in agreement between Eliza M. Quimby and J. C. Ferguson, dated June 5, 1912, recorded June 5, 1912 in Deed Volume 37 at page 322.

4. Acceptance of terms and conditions of reclamation extension act of August 13, 1914, executed by James W. Jory to United States, recorded October 31, 1914 in Deed Volume 42 at page 592.

5. Release of damage occasioned by overflow or seepage of water of Melhase-Ryan Sump, executed by Thomas C. Quimby and Stella May Quimby to Klamath Irrigation District, dated June 25, 1924, recorded July 7, 1924 in Deed Volume 64 at page 291.

6. Subject to a mortgage dated August 28, 1970, recorded September 16, 1970 in M-70 at page 8159, in favor of State of Oregon, represented and acting by the Director of Veteran's Affairs, which mortgage grantee hereby assumes and agrees to pay according to its terms and also hereby assumes the obligation of Lee M. Cantwell and Gloria L. Cantwell, husband and wife, under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above-mentioned, and consents to their release from their obligations under the loan instruments.

7. Subject to a mortgage dated February 12, 1974, recorded February 12, 1974 in M-74 at page 2334, in favor of State of Oregon, represented and acting by the Director of Veteran's Affairs, which mortgage grantee hereby assumes and agrees to pay according to its terms and also hereby assumes the obligation of Lee M. Cantwell and Gloria L. Cantwell, husband and wife, under the terms of the instruments creating the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above-mentioned, and consents to their release from their obligations under the loan instruments.

State of Oregon,  
County of Klamath  
Filed for record at request of  
TRANSMERITE TITLE INS. CO.  
on this 27th day of JUNE A.D. 1974  
at 10:26 o'clock A.M. and duly  
recorded in Vol. M 74 of DEEDS  
Page 7917  
Wm D. MILNE, County Clerk  
By *[Signature]* Deputy  
\$ 4.00

VA Form 26-6325  
Apr. 1974 Use Or  
1510 Title & U  
to Federal Nat  
Association.

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