

1-1-74

91808

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That
Patsy Sue Smith, husband and wife

Tom L. Smith and

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Billy L. Wirch and Nancy L. Wirch, 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 25 and 26 in Block 7 of SAINT FRANCIS PARK, Klamath County, Oregon, subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easement for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any based on race, color, religion or national origin as shown on the recorded plat of Saint Francis Park.
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 November 29, 1939 in Book 125, page 546 Deed Records.
5. Trust Deed, including the terms and provisions thereof, dated (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 \$ 22,500.00. 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 30th day of July, 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.

Tom L. Smith
Tom L. Smith

Patsy Sue Smith
Patsy Sue Smith

STATE OF OREGON,
County of Klamath } ss.

August 8th, 1974

Personally appeared the above named
and Patsy Sue Smith, and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 8-12-77

STATE OF OREGON, County of _____ } ss.

Personally appeared _____, 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 be-
half 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:

(SEAL)

Notary Public for Oregon

My commission expires:

Tom L. & Patsy Sue Smith
10810 Spring Lake Rd
Klamath Falls, Or.

GRANTOR'S NAME AND ADDRESS

Billy L & Nancy L Wirch
4627 Boardman
Klamath Falls, Or.

GRANTEE'S NAME AND ADDRESS

After recording return to:
grantees

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
First Federal Savings & Loan
540 Main Street
Klamath Falls, Or.

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
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.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By _____

Deputy

AUG 8 3 59 PM 1974

9686

January 12, 1968, recorded January 17, 1968 in M-68 at page 393, given to secure payment of \$16,400.00 with interest thereon and such future advances as may be provided therein, executed by Alton E. Finlayson and Rosella R. Finlayson, husband and wife, to Transamerica Title Insurance Company, trustee for beneficiary Commerce Mortgage Company, an Oregon corporation, which Trust Deed Grantees assume and agree to pay according to the terms and conditions thereof, the unpaid principal balance of which is \$ 14,864.33 to Commerce Mortgage Company, an Oregon corporation.

Assignment dated February 15, 1968 to State of Oregon Public Employees Retirement System, recorded February 16, 1968 in M-68 at page 1216.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins

this 8 day of August A. D. 1974 3:59 o'clock PM, and

duly recorded in Vol. M-74, of deed on Page 9685

Wm D. MILNE, County Clerk

Harold Drayton

4.00