

240140-435 K.C. Co A-24822

Vol. 77 Page 10455

FORM No. 716-WARRANTY DEED (Individual or Corporate), (Grantees as Tenants by Entirety).

1-1-74

92418

WARRANTY DEED-TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Corbyn R. Pomeroy, Jr. and Lorna L. Pomeroy, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Mary E. Ford and Charles T. Ford, 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: Beginning at the Northwest corner of Lot 9 in Block 3 of ALTAMONT ACRES; thence South along the West line of said Lot 9, 108.8 feet to the Northwest corner of the property herein to be described; thence East and parallel with the North line of said Lot, 221.9 feet; thence South and parallel with Altamont Drive 108.8 feet to the South line of Lot 10; thence West along the South line of said Lot 10, 221.9 feet to Altamont Drive; thence North along the West line of Lots 9 and 10 and parallel with Altamont Drive 108.8 feet to the place of beginning, being a portion of Lots 9 and 10 in Block 3 of ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for 1974-75 are now a lien but not yet payable. Taxes for (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 \$ 14,000.00

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 26th day of August, 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)

STATE OF OREGON,  
County of Klamath

STATE OF OREGON, County of ss. 19

August 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 Corbyn R. Pomeroy, Jr. and Lorna L. Pomeroy, and acknowledged the foregoing instrument to be their voluntary act and deed.

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:

Before me:

(SEAL) Notary Public for Oregon  
My commission expires: 3-19-77

Notary Public for Oregon  
My commission expires:

(SEAL)

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
First Federal Savings and Loan  
2943 South 6th Street  
Klamath Falls, Oregon 97601  
Until a change is requested all tax statements shall be sent to the following address:  
First Federal Savings and Loan  
2943 South 6th Street  
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.  
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 on page or as file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.  
By Recording Officer Deputy

10456

1973-74 are unpaid for the last quarter in amount of \$38.73. Total due was \$155.97. (Code 41-4326-64).  
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contract, water and irrigation rights in connection therewith.  
3. Rules, regulations and assessments of South Suburban Sanitary District.  
4. Reservations and restrictions contained in deed from A. L. Wishard and Erma M. Wishard, husband and wife, to C. L. Campbell and Lorene E. Campbell, husband and wife, dated November 13, 1925, recorded December 28, 1925, in Deed Vol. 71 page 69, records of Klamath County, Oregon, as follows: "That they will not at any time hereafter construct upon the lands hereinbefore described any buildings of any kind or description whatsoever at a distance of less than 30 feet from Altamont Drive nor at a distance of less than 20 feet from 3rd Avenue, and that they will not construct or erect upon the lands hereinbefore described any dwelling house which is of a value of less than \$2,000. The right to enter upon and construct irrigation ditches and divert irrigation water along the property lines of the lands hereinbefore described is hereby reserved."

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Klamath County Title Co.  
this 27th day of AUGUST 1974 at 11:57 o'clock A.M.  
duly recorded in Vol. 74 of DEEDS on Page 10455  
Wm D. MILNE, County Clerk  
By *[Signature]*  
FEE \$ 4.00