

13-74

93022

28-7538

WARRANTY DEED—TENANTS BY ENTIRETY

12213

KNOW ALL MEN BY THESE PRESENTS, That Cecil W. Watson and Mae Louise Watson, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jon Keven O'Donnell and Jill Marie O'Donnell, 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 11 in Block 2 BEL-AIRE GARDENS, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements 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. Set back provisions as delineated on the recorded plat, 20 feet from all streets and 5 feet on side lot line.
4. Utility easements as delineated on the recorded plat along 16 feet on back lot lines.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Bel-Aire Gardens.

(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 \$ 24,500.00

~~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 21st 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)

Cecil W. Watson

Mae Louise Watson

STATE OF OREGON,

County Klamath

August 26, 1974

Personally appeared the above named Cecil W. Watson and Mae Louise Watson and acknowledged the foregoing instrument to be their voluntary act and deed

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 8-8-1976

STATE OF OREGON, County of Klamath

Personally appeared Cecil W. Watson and Mae Louise Watson, 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.

Before me:

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the day of August, 1974,

at 10 o'clock M., and recorded in book 12213 on page 11 or as file number

Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer

Deputy

After recording return to:

Mr. & Mrs. Jon Keven O'Donnell
5787 Bel Aire Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1245 Kerry SE
Salem, Oregon 97310

NAME, ADDRESS, ZIP

12244

6. 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 10, 1963 in Book 246 at page 441, Deed Records.

7. Subject to a mortgage dated June 30, 1972, recorded June 30, 1972, in Book M-72 at page 7182, Microfilm Records, given to secure the payment of \$19,550.00, with interest thereon, in favor of State of Oregon, represented and acting by the Director of Veterans' Affairs, which mortgage grantees hereby assume and agree to pay according to its terms and also hereby assume the obligation of Cecil W. Watson and Mae Louise Watson, 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 his release from his obligations under the loan instruments.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Ins

this 16 day of Sept A. D. 1974 3:45 p.m.

duly recorded in Vol. M-74 of deeds on Page 12243

4.00

By *Wm D. Miller* County Clerk