

93022 28-7538 WARRANTY DEED—TENANTS BY ENTIRETY

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 Kevin 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:

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)

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 94.010.)

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)

STATE OF OREGON,

County of Klamath

August 26, 1974

Personally appeared the above named Cecil W. Watson and Mae Louise Watson, their voluntary act and deed.

Before me

(SEAL)

Notary Public for Oregon

My commission expires 28th 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

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.

Notary Public for Oregon

My commission expires

STATE OF OREGON,

County of

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

at o'clock M., and recorded in book on page or as file/roll number Record of Deeds of said county.

Witness my hand and seal of County of Klamath.

By

Recording Officer Deputy

After recording return to:

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

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

Dept. of Veterans' Affairs  
1223 Perry St.  
Salem, Oregon 97310

13119 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 at 3:45

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

4.00

Wm D. MILNE, County Clerk

INDEXED

D J I

This Deed is being rerecorded to correct the spelling of the Grantee's Name and to correct the Lot being conveying to Lot 12 inlieu of Lot 11 as originally set out.

RERECORDED

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 7th day of OCTOBER A.D. 1974 at 3:45

duly recorded in Vol. M 74 of DEEDS on Page 13118

FFB \$ 1.00

Wm D. MILNE, County Clerk

By *H. D. Payne*

CT 7 4 11 13