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

16206

## WARRANTY DEED—TENANTS BY ENTIRETY

A-25344

KNOW ALL MEN BY THESE PRESENTS, That Patricia Jane Holmes, formerly Patricia Jane Baustien hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Leslie N. Kirk and Harriet M. Kirk, 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 38 of OLD ORCHARD MANOR ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## EXCEPTING AS FOLLOWS:

1. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, contracts, water and irrigation rights in connection therewith.
2. Reservations shown in the dedication of Old Orchard Manor.
3. Right of way for pole line conveyed by Mabel C. Merryman, a widow, and George H. Merryman, Jr. and Mary Jane Merryman, husband and wife, to The California Oregon Power Company, a California corporation, dated January 13, 1951, recorded January 23, 1951, in Vol. 244 page 613, Deed (For continuation of these exceptions see 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 on 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 \$ 15,500.00. 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 13th day of December, 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.

Patricia Jane Holmes, formerly Patricia Jane Baustien

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
December 12, 1974.

Personally appeared the above named Patricia Jane Holmes

STATE OF OREGON, County of ) ss.  
Personally appeared , 19 , 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

ment to be her voluntary act and deed.  
JAMES E. WALKER  
NOTARY PUBLIC — OREGON  
Notary Public for Oregon  
My commission expires 3/7/77

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:

(OFFICIAL SEAL)

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 , 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.

Recording Officer  
Deputy

By

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Leslie N. Kirk  
Star Rte Box 124  
Chiloquin, OR

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

Mr. and Mrs. Lesliid Kir!  
1023 Alandale  
Klamath Falls, OR 97600

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

16207

records of Klamath County, Oregon.

4. Declaration of Conditions and Restrictions, including the terms and provisions thereof, dated February 13, 1951, recorded February 20, 1951, in Vol. 245 page 361, Deed records of Klamath County, Oregon.

STATE OF OREGON,  
County of Klamath

Filed for record at request of

KLAMATH COUNTY TITLE CO.

on Feb. 24th DEED, REC. A.B. 8149

at 11:00 A.M. and duly

recorded Vol. 74 of DEEDS

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By Harold D. Smith Deputy

\$ 4.00