

1-1-74

96595

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 25 Page 634

KNOW ALL MEN BY THESE PRESENTS, That
Richards, husband and wife

John T. Richards and Eva R.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor, paid by Walter Allen DeWitt and Winifred Ann DeWitt, 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 4 in Block 10 of Tract No. 1026, The Meadows, according to the official plat thereof on file in the records of Klamath County, Oregon.
Subject to: Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith; rules, regulations, liens and assessments of South Suburban Sanitary District; Easements and rights of way of record and those apparent on the land, if any; Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1026, The Meadows; Declaration of Covenants, Conditions and Restrictions recorded November 29, 1971, Vol. M-71, page 12500, Microfilm Records of Klamath County, Oregon.

(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 \$ 24,950.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 3rd day of January, 1975; 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)

John T. Richards
John T. Richards
Eva R. Richards
Eva R. Richards

STATE OF OREGON, County of _____) ss.

STATE OF OREGON,)
County of Klamath) ss.
January 3, 1975

Personally appeared the above named
John T. Richards and Eva R.
Richards, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL
SEAL)

Before me:

Margaret E. Leakey
Notary Public for Oregon

My commission expires 3-19-77

Notary Public for Oregon
My commission expires:

JOHN T. RICHARDS, ET UX
3120 Memorial Drive
Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

WALTER ALLEN DEWITT, ET UX
4128 Barry
Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Walter Allen DeWitt and
Winifred Ann DeWitt
4128 Barry
Klamath Falls, Oregon 97601

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

4128 Barry
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 15th day of January, 1975, at 9:00 o'clock A. M., and recorded in book 175 on page 634 or as file/reel number 96595

SPACE RESERVED
FOR
RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W. D. MILNE

Recording Officer

FEE \$ 2.00

By *Hazel L. Hazel* Deputy

RECEIVED JAN 15 1975

9:00 am

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