

38578

28-8541

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That

DONALD G. PETERS and MAXINE Y. PETERS, as tenants by the entirety,
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by

CRAIG B. DITMAN and MICHELE DITMAN, 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:

Lots 3, 4, 5 and 6 in Block 17 of TERMINAL CITY and that portion of vacated alley lying between Lots 3 and 4 and Lots 5 and 6, Klamath County, Oregon,

SUBJECT TO:

1. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded: February 22, 1972 Book: M-72 Page: 2182

2. Agreement, including the terms and provisions thereof, dated February 22, 1972, recorded March 1, 1972, in Book M-72, at page 2185, between Lloyd N. Gass and Donald G. Peters and Maxine Y. Peters, for water pump and for the right of ingress and egress to and from a well.

(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 \$ 35,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 28 day of February, 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.

Donald G. Peters
Donald G. Peters

Maxine Y. Peters
Maxine Y. Peters

STATE OF OREGON,) ss.
County of Jackson,)
MARCH 1, 1975.

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 Donald G. Peters and Maxine Y. Peters

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

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 6-16-75

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
First Federal
2943 So. 6th
City

NAME, ADDRESS, ZIP

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

First Federal
2943 So. 6th
City

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of MARCH, 1975, at 10:30 o'clock AM., and recorded in book M 75 on page 2470 or as file/reel number 98528, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

By *Hazel* Deputy

FEE \$ 2.00

RECEIVED

10-30-75