

Ln 6140 512 TH 28-552

98-786

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 75 Page 2802

KNOW ALL MEN BY THESE PRESENTS, That Charles R. Dehlinger and Barbara S. Dehlinger, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William G. Pinto, Jr. and Nancy L. Pinto, 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 5 in Block 2 of 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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Bel-Aire Gardens.
  4. 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: July 10, 1963, Book 346, Page 441.

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 \$ 23,500.00

However, the actual consideration stated or included 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 7th day of March, 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.

Charles R. Dehlinger  
Charles R. Dehlinger

Barbara S. Dehlinger  
Barbara S. Dehlinger

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
March 7, 1975

STATE OF OREGON, County of ) ss.  
19

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 \_\_\_\_\_ 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.

Personally appeared the above named Charles R. Dehlinger and Barbara S. Dehlinger, husband and wife,

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

Before me: *S. V. Brown*

(OFFICIAL SEAL) Notary Public for Oregon 1112-78 My commission expires \_\_\_\_\_

Before me: 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  
2543 So G St  
City*

Until a change is requested all tax statements shall be sent to the following address:  
*First Federal  
2543 So G St  
City*

STATE OF OREGON, )  
County of KLAMATH ) ss.

I certify that the within instrument was received for record on the 11th day of MARCH, 1975, at 11:00 o'clock A.M., and recorded in book M 75 on page 2803 or as file/rel number 98786 Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE  
Recording Officer  
By *Hazel L. Hazlett* Deputy  
FEE \$ 2.00

SPACE RESERVED FOR RECORDER'S USE