

3408

## WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That ROGER L. DE HART and JANICE C. DE HART, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ANTHONY J. WILKERSON and ANN C. WILKERSON, 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:

SEE LEGAL DESCRIPTION MARKED EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.....

## SUBJECT TO:

1. Taxes for the fiscal year 1975-'76, a lien not yet payable.
2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements now of record.
3. Trust Deed, including the terms and provisions thereof, dated November 15, 1967, recorded November 17, 1967, in Book M-67 at page 8902 in Klamath County, Records in favor of First National Bank, which Grantees herein assume and agree to pay.

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 set forth above

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 \$ 21,000.00

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  $\Phi$ , 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 26th day of July, 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)

STATE OF OREGON,

County of Harney ss.  
July 29th, 1975

Personally appeared the above named  
Roger L. DeHart and  
Janice C. DeHart

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 9/9/76

STATE OF OREGON, County of Harney ss.

July 29, 1975  
Personally appeared Roger L. DeHart and Janice C. DeHart 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.

Before me:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of Harney ss.

I certify that the within instrument was received for record on the day of July, 1975, at 10 o'clock M., and recorded in book 3743 on page 3131 or as file/reel number 97601

Record of Deeds of said county. Witness my hand and seal of County affixed.

By

Recording Officer  
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

M. & Mrs. Anthony J. Wilkerson  
3743 Summers Lane  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

1st Nat'l Bank  
P.O. Box 3131  
Portland, OR 97208

NAME, ADDRESS, ZIP

8932

EXHIBIT "A"

The following described real property in Klamath County, Oregon:

A portion of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the Southwest corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$  and running;  
thence

North 75 feet; thence

East 342 feet; thence

South 75 feet; thence

West 342 feet to the place of beginning.

Subject to an Easement for alley 20 feet wide off the East side of said land.

EXCEPTING THEREFROM that portion lying within the right of way of Summers Lane.

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
Filed for record at request of Transamerica Title Company

this 1st day of August A. D. 1975 at 3:45 o'clock P.M., and  
duly recorded in Vol. M75, of Deeds on Page 8931

Fee \$6.00

Wm D. MILNE, County Clerk

By Hazel Drayton