

5920

WARRANTY DEED—TENANTS BY ENTIRETY

12477

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

MONTE A. SILLS and VIRGINIA L.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by VERN SCOTT PHILLIPS and BRENDA JEAN PHILLIPS, 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 1, Block 3, SECOND ADDITION TO VALLEY VIEW - TRACT NO. 1036,  
according to the official plat thereof on file in the office of  
the County Clerk of Klamath County, Oregon.

## SUBJECT TO:

1. 1975-76 taxes, a lien, but not yet due and payable.
2. Statutory powers, including power of assessment, of South Suburban Sanitary District.
3. Statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Easement as shown on dedicated plat.
5. Reservations contained in plat dedication.
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, recorded February 25, 1972 in Volume M72, page 2038, 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. \* 7. Mortgage, including terms and provisions thereof, recorded December 4, 1973 in Volume M73, page 15663 Klamath Co. Microfilm Records which Grantees herein assume and agree to pay 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 \$31,000.00.

① However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). ② (The sentence between the symbols ①, 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 3 day of Oct., 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, WASHINGTON

County of King

Oct. 3, 1975

Personally appeared the above named, Monte A. Sills &  
Virginia L. Sills and acknowledged the foregoing instru-  
ment to be voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon Washington  
My commission expires:

STATE OF OREGON, County of King

October 3, 1975

Personally appeared Monte A. Sills &amp; Virginia Sills and

Before me:

Notary Public for Oregon Washington  
My commission expires:

SILLS, Monte A. and Virginia L.

GRANTOR'S NAME AND ADDRESS

PHILLIPS, Vern Scott &amp; Brenda Jean

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mountain Title Company  
407 Main  
Klamath Falls, Oregon

NAME, ADDRESS, ZIP

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

PHILLIPS, Vern Scott & Brenda Jean  
5917 Independence  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON

County of Klamath

I certify that the within instru-  
ment was received for record on the  
8th day of OCTOBER, 1975,  
at 3:16 o'clock P.M., and recorded  
in book M. 75 on page 12477 or as  
file/reel number 5920.

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

WM. D. MILNE

Recording Officer

By Hazel M. Milne Deputy

FEE \$ 3.00