

1-1-74

6082

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 75 p. 12694

KNOW ALL MEN BY THESE PRESENTS, That

TERRY O. MATHEWS and VIRGINIA R. MATHEWS, husband and wife
 hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by
 DENNIS ROTTO and NANCY ROTTO, 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 ap-
 pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 3, Block 2, MIDLAND HILLS ESTATES, according to the official plat
 thereof on file in the office of the County Clerk, of Klamath County,
 Oregon.

SUBJECT TO:

- 1975-76 taxes, a lien, but not yet due and payable.
- Public utility easement as shown on dedicated plat.
- Reservations contained in plat dedication.
- Covenants, conditions and restrictions imposed by instrument recorded April 29, 1970, in Vol. M70, page 3339. (Omitting restrictions, if any, based on race, color, creed, origin)
- Trust Deed recorded April 26, 1972 in Vol. M72, page 4432, from Terry O. Mathews and Virginia R. Mathews, to Transamerica Title Insurance Company, Trustee for Firstbank Mortgage Corporation, which the Grantees herein assume and agree to pay.

(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 en-
 tirety, 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 shown 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 \$ 32,350.00
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 32,350.00~~
~~THE TRUE AND ACTUAL CONSIDERATION PAID FOR THIS TRANSFER, STATED IN TERMS OF DOLLARS, IS \$ 32,350.00~~

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 13th day of October, 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)

Terry O. Mathews
 Terry O. Mathews

Virginia R. Mathews
 Virginia R. Mathews

STATE OF OREGON,
 County Klamath

STATE OF OREGON, County of _____, ss.
 Personally appeared _____, 19____

October 13, 1975

Personally appeared the above named Terry O. and Virginia
 R. Mathews and acknowledged the foregoing instru-
 ment 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 be-
 half 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:

Before me: *Paula McAllister*
 (SEAL) Notary Public for Oregon
 My commission expires: 3/25/77

Notary Public for Oregon
 My commission expires:

MATHEWS, Terry O. and Virginia R.

STATE OF OREGON,
 County of Klamath, ss.

GRANTOR'S NAME AND ADDRESS
 ROTTO, Dennis and Nancy

GRANTEE'S NAME AND ADDRESS

After recording return to:
 Dennis and Nancy Rotto
 c/o Mountain Title Company

NAME, ADDRESS, ZIP

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

Dennis and Nancy Rotto
 209 Leach Drive
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

SPACE RESERVED
 FOR
 RECORDER'S USE

I certify that the within instru-
 ment was received for record on the
 14th day of October, 1975,
 at 1:52 o'clock P.M., and recorded
 in book M75 on page 12694 or as
 file/reel number 6082.
 Record of Deeds of said county.
 Witness my hand and seal of
 County attixed.

Wm. D. Milne
 Recording Officer
 By *Harold L. Craig* Deputy

Fee \$3.00

CO
SE

REV

KRAUSS

After recording to
 Ernest T.
 4909 Main
 Klamath Falls