

7265

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 25 Page 14384

KNOW ALL MEN BY THESE PRESENTS, That Harry H. Carrick and June G. Carrick, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jerry Seid and Alice C. Seid, 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:

PARCEL 1: Lots 4 and 5 in Block 1 of BAILEY TRACTS NO. 2, 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. An easement created by instrument, including the terms and provisions thereof,

Dated : May 19, 1964

Recorded : June 3, 1964 Book: 353 Page: 291

In favor of : State of Oregon, by and through its State Highway Commission

For : Relocation of irrigation facilities over the 55 feet Southerly and adjacent of the Northerly line of Lots 4 and 5.

4. Limited access in deed to State of Oregon by and through its State Highway Commission, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property recorded : February 1, 1968, Book M-68, Page 794.

5. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

(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 \$ 60,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is 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 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)

STATE OF OREGON, } ss.
County of Klamath
October 13th, 1975

Personally appeared the above named Harry H. Carrick and June G. Carrick, husband and wife

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

Before me: *Shad V. Brown*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-12-78

STATE OF OREGON, } ss.
County of Klamath
October 13th, 1975

Personally appeared _____ 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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 14th day of NOVEMBER, 1975, at 3:45 o'clock P.M., and recorded in book M 75 on page 14384 or as file/reel number 7265.

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

WM. D. MILNE

By *Harold D. Brown* Recording Officer Deputy

FEE \$ 3.00

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

SPACE RESERVED
FOR
RECORDER'S USE

75 NOV 14 PM 3 45

57 NOV 2 PM 11 NOV 26