

8439

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Thomas O. Hale and Ruby J. Hale, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harlan D. Butts and Diana L. Butts

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 23, CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Irrigation laterals and drains shown on the plat of Casitas.
4. Conditions and restrictions as contained in instrument recorded August 30, 1944 in Volume 168, page 326, Deed Records of Klamath County, Oregon, to-wit: Subject to rights of way for ditches and subject to contract and/or lien for irrigation and/or drainage and taxes for fiscal year commencing July 1, 1944 but reserving unto the grantors, their heirs and assigns, as owners of the other lots in said Casitas the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots."

(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 \$ 18,500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 19 day of December, 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 Klamath
December 19, 1975.

STATE OF OREGON, County of _____, ss.
19 _____

Personally appeared the above named Thomas O. Hale and Ruby J. Hale, husband and wife,

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

Notary Public for Oregon
My commission expires 2-3-79

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.

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
PO Box 1936
Klamath Falls, Ore 97601
NAME, ADDRESS, ZIP

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

First Natl Bank
PO Box 1936
K Falls 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 22nd day of DECEMBER, 1975, at 9:43 o'clock A.M., and recorded in book M 75 on page 15990 or as file/reel number 8439, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
Deputy

FEE \$ 3.00