

9180

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Daniel J. Duff and Doris V. Duff, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John W. Quinn and Nora Quinn, 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 22 in Block 3 of TRACT NO. 1087, FIRST ADDITION TO BANYON PARK, 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. Rules, regulations and assessments of South Suburban Sanitary District.
2. Reservations and restrictions contained in deed from Washington-Oregon Investment Company, a corporation, to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948, recorded October 28, 1948 in Deed Volume 226 page 191, records of Klamath County, Oregon, as follows: "Subject to irrigation rights for ditches to convey water for irrigation purposes for the benefit of adjoining property owners on the West side of the above described property."
3. Reservations and restrictions contained on the plat and shown in the (for continuation of this deed see reverse side of this document)

(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 \$28,500.00

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 (), 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 January, 1976; 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)

Daniel J. Duff

Doris V. Duff

STATE OF OREGON,

County of Klamath

January 13th, 1976

STATE OF OREGON, County of

Personally appeared

and

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

Personally appeared the above named Daniel J. Duff and Doris V. Duff and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

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:

(SEAL)

Notary Public for Oregon

My commission expires: 8-7-79

Notary Public for Oregon

My commission expires:

(SEAL)

Daniel J. Duff and Doris V. Duff
P.O. Box 1593
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

John W. Quinn and Nora Quinn
4701 Alpine
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:

John W. Quinn and Nora Quinn
4701 Alpine
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Department of Veterans Affairs
1307 W. Main St.
Medford, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of , 19

at o'clock M., and recorded in book on page or as file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

dedication of Tract No. 1087, First Addition to Banyon Park, as follows:
 "...hereby dedicate, donate and convey to the public, for public use forever, the streets as shown on the annexed plat, said plat being subject to: (1) A 25 foot building set back on the front of all lots and a 20 foot building set back line along side street lines (2) Easements as shown on the annexed map for constructions and maintenance of public utilities and irrigation, said easements to provide ingress and egress with any plantings or structures placed thereon by lot owners to be at their own risk. (3) Additional restrictions as provided in any recorded protective covenants."
 4. Declaration of Conditions and Restrictions of Banyon Park subdivision, First Addition, recorded December 23, 1974 in Volume M-74 page 16182, Microfilm records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

I, the undersigned, County Clerk of said County, do hereby certify that this instrument was duly recorded in Vol. 176 of said County Clerk's Office on the 12th day of January, 1975, at 12:03 P.M., and is a true and correct copy of the original as the same appears in said County Clerk's Office.

W. B. Miller, County Clerk
 By *Hazel Drayle*