

1-1-74

9463

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 76 Page

JOHN R. MOORE and JUDITH L.

KNOW ALL MEN BY THESE PRESENTS, That MOORE, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MICHAEL E. KENYON and ROWENA E. KENYON, 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:

Lots 17 and 18, LOST RIVER COURT ADDITION to the City of Merrill, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Liens of the City of Merrill, if any; statutory powers, including the power of assessment, of Klamath Irrigation District; and restrictions, provisions and conditions as contained in deed recorded in Volume 190, page 403, Deed Records of Klamath County, Oregon, to-wit: "1. No dwelling costing less than \$3,500.00 is to be erected or permitted on the land. 2. No poultry or livestock (including, but not limited to, pigs and rabbits) shall be kept on said premises."

(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

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 \$ 117,000.00

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 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)

STATE OF OREGON,
County of Klamath
January 13, 1976.

Personally appeared the above named John R. Moore and Judith L. Moore, husband and wife,

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

Before me:
Notary Public for Oregon
My commission expires 4-29-78

John R. Moore & Judith L. Moore
Box 365
Merrill, Oregon
GRANTOR'S NAME AND ADDRESS

Michael E. Kenyon & Rowena E. Kenyon
Box 352
Merrill, Oregon
GRANTEE'S NAME AND ADDRESS

After recording return to:

Michael E. Kenyon
Box 352
Merrill, Oregon
NAME, ADDRESS, ZIP

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

Michael E. Kenyon
Box 352
Merrill, Oregon
NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, ss.
Personally appeared _____, 1976, 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 _____, 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:
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

STATE OF OREGON, ss.
County of Klamath
I certify that the within instrument was received for record on the 22nd day of JANUARY, 1976, at 12:07 o'clock P.M., and recorded in book M 76 on page 1055 or as file/reel number 9463

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

WM. D. MILNE

Recording Officer
By Hazel [Signature] Deputy

FEE \$ 3.00

If a have note move, say, as the hereinafter free and exempted against

that for the property and insurance of the lesser of the or made or the beneficiary was made, the grantor will on the date of interest of the taxes, assessments, within each succeeding year respect to said property interest as estimated and by bills on their open payment of any loss, in compromise of such insurance receipts upon the amount of the indebtedness for payment

While the grantor is to interest and also to pay premiums are to be made through the beneficiary to pay any and against said property in the collector of such taxes, assessments, and to withdraw the if any, established for the purpose of a defect in any insurance event of any loss, in compromise of such insurance receipts upon the amount of the indebtedness for payment