

MT 1382 01-10101

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantee as Tenant by Entirety).

NOTE: SEE NEW LAW PUBLISHING CO., PORTLAND, OR. PAGE

10350

WARRANTY DEED—TENANTS BY ENTIRETY Vol 76 Page 2275

KNOW ALL MEN BY THESE PRESENTS, That William R. Mealey and Barbara J. Mealey, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by R. William Watson and Joan K. Watson, 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 1 in Block 5 of MOYINA MANOR, 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. Reservations and restrictions as contained in plat dedication, to-wit:

"Subject to: (1) easements for future public utilities as shown on the annexed plat, (2) building set-back lines as shown on the annexed plat, (3) all easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

2. Building set back line 20 feet along streets.

3. Public utilities easement 8 feet along rear of each lot.

4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 4, 1968 in Volume M68, page 8013, Microfilm Records of Klamath County, Oregon.

(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 \$39,500.00

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 16th day of January Feb. 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, Union } ss.
County of JOHNSON }
January 16, 1976
Feb.

Personally appeared the above named William Mealey and Barbara J. Mealey, husband and wife

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

Before me, MARION BROGOTT, Notary Public for Oregon, my commission expires Aug. 7, 1977

(OFFICIAL SEAL)

STATE OF OREGON, County of } ss.
Personally appeared _____, 19____, and _____, who, being duly sworn,

Reach 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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings And Loan
540 Main
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath
I certify that the within instrument was received for record on the 18th day of FEBRUARY, 1976, at 3:40 o'clock P.M., and recorded in book M. 76 on page 2275 or as file/reel number 10350, Record of Deeds of said county.

Witness my hand and seal of County affixed.

W. D. MILNE
By _____ Recording Officer
FEE \$ 3.00