

L#0340-873 TA 38-11054

FORM No. 716—WARRANTY DEED (Individual or Corporate), (Grantees as Tenants by Entirety).

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 76 Page 10694

16242

KNOW ALL MEN BY THESE PRESENTS, That Joe D. Taylor and Carolyn A. Taylor, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Vincent J. Grogan and Gayle M. Grogan, 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 4 in Block 1 of FOREST GREEN SUBDIVISION, Klamath County, Oregon Subject, however, to the following:

1. Easement for access road 30 feet in width, including the terms and provisions thereof, granted to Albert Morehouse, et ux., recorded December 21, 1961 in Book 334 at page 439.
2. Restrictions, but omitting restrictions, if any, based on race, color religion or national origin as shown on the recorded plat of Forest Green Subdivision.
3. Set back provisions as delineated on the recorded plat, 20 feet from street side of all 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 \$49,000.00. 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 7th day of July, 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)

Joe D. Taylor

Carolyn A. Taylor

STATE OF OREGON,)
County of Klamath) ss.
July 7, 1976

STATE OF OREGON, County of) ss.
1976

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 be-

half 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)

Personally appeared the above named Joe D. Taylor and Carolyn A. Taylor, husband and wife

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

Before me: *Ernest V. Brown*

(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 11-12-78

Notary Public for Oregon
My commission expires:

STATE OF OREGON,)

County of Klamath) ss.

I certify that the within instrument was received for record on the 13th day of JULY, 1976,

at 4:24 o'clock P.M., and recorded

in book 76 on page 10604 or as

file/reel number 16242,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

WM. D. MILNE

Recording Officer

By *Elizabeth D. Milne* Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same

NAME, ADDRESS, ZIP

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

FFS4L
2943 S. 6th

NAME, ADDRESS, ZIP