

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 76 Page 11721

17012

KNOW ALL MEN BY THESE PRESENTS, That George R. Turner and Margaretta F. Turner, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Delbert G. Nicholson and Joy L. Nicholson, 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 11 of SUMMERS PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1976-77, a lien but not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

4. Reservations as contained in instrument recorded April 23, 1958, in Volume 299, page 81, Deed Records of Klamath County, Oregon, to-wit:

"Reservations set forth in agreement between Calvin P. Peyton and Doris S. Peyton, husband and wife, and Walter N. Wise and Velma Wise, husband and wife, recorded October 27, 1942 in Volume 150, page 582, Deed Records of Klamath County, Oregon."

(for continuation of this document see reverse side of this deed)

(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 \$ 26,000.00. 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 30th 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)

George R. Turner
George R. Turner

Margaretta F. Turner
Margaretta F. Turner

STATE OF OREGON,)
County of Klamath) ss.
July 30, 1976.

STATE OF OREGON, County of) ss.
July 30, 1976.

Personally appeared the above named George R. Turner and Margaretta F. Turner, husband and wife

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

Before me, Notary Public for Oregon
My commission expires Aug. 6, 1976
My commission expires

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.

Before me, Notary Public for Oregon
My commission expires

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
First National Bank
P.O. 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 National Bank
P.O. Box 1936
Klamath Falls, Ore 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,) ss.

County of _____

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

1976 JUL 30 PM 4 12

11722

5. A 20 foot building setback from street as shown on plat dedication.
6. Reservations as contained in plat dedication to-wit:
"Subject to setback line as shown on plat dedication and to easements over all lots for future sewers."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 30th day of JULY A. D. 1976 at 4:12 o'clock P. M., on

duly recorded in Vol. M 76, of DEEDS on Page 11721

\$ 6.00

Wm D. MILNE, County Clerk

By Hazel Unzu

1976 JUL 30 PM 4 12