

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M76 Page 14180

KNOW ALL MEN BY THESE PRESENTS, That Vernie George Arant, Jr. and
Phyllis L. Arant, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gene Sweat
and Mary M. Sweat, 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 ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 4 in Block 1 of EASTMOUNT, according to the official plat thereof
on file in the office of the County Clerk, Klamath County, Oregon.

Subject, however, to the following:
1. The premises herein described are within and subject to the statutory
powers, including the power of assessment, of Enterprise Irrigation
District.

2. Sewer and Utility Easement as shown on dedicated plat. (Affects rear
8 feet).

3. Restrictions as contained in plat dedication, to-wit:
see attached plat dedication restrictions:
4. Right of way easement recorded July 27, 1973 in Volume M73, page 9712,
Microfilm Records of Klamath County, Oregon in favor of Pacific Power
& Light Company (Blanket easement)
5. Right of way for one anchor and guy and incidentals as conveyed to
Pacific Power and Light Company by instrument recorded July 22, 1966 in
Volume M66, page 7435, Microfilm Records of Klamath County, Oregon.
(General location)

(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 en-
tirety, 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;

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 \$ 27,000.00
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 August 19, 1976
day of August, 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 } ss.
August 19, 1976

Personally appeared the above named
Vernie George Arant, Jr. and
Phyllis L. Arant, husband and
wife, and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Notary Public for Oregon 5-14-80
My commission expires

STATE OF OREGON, County of Klamath } ss.
Personally appeared _____, 19____, 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)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
First Federal
540 Main St
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
same as above
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instru-
ment was received for record on the
10th day of September, 1976, at
10:51 o'clock A.M., and recorded
in book M76 on page 14180 or as
file/reel number 18804
Record of Deeds of said county.
Witness my hand and seal of
County affixed.
Wm. D. Milne, County Clerk
Recording Officer
fee \$3.00