

21661

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 76 Page 18214

KNOW ALL MEN BY THESE PRESENTS, That John C. Lewis and Irene L. Lewis, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John T. Shaw and Christie L. Shaw, 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 13 and 14 in Block 7 of ST. FRANCIS PARK, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Enterprise Irrigation District.
3. Reservations as contained in plat dedication, to-wit: "Saving and excepting the right is hereby reserved by the dedicators, their heirs, successors and assigns the privilege to install, operate, maintain, repair and remove water, sewer and gas pipes, conduits, ditches and mains and electric light and telephone poles (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 \$16,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 15th day of November, 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,) ss.
County of Klamath
November 15, 1976

Personally appeared the above named John C. Lewis and Irene L. Lewis

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

Before me: *Edward J. Brown*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-12-78

STATE OF OREGON, County of) ss.
November 15, 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 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:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

NAME, ADDRESS, ZIP

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NAME, ADDRESS, ZIP

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

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

By _____ Deputy

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By _____ Deputy

By _____ Deputy

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and wires on, along, under and over the said streets, alleys and boulevards, also the right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots.

4. Reservations, restrictions and easements as contained in Volume 241 at page 288, recorded August 18, 1950, to-wit:

"(1) All contracts and agreements with the United States of America and the Enterprise Irrigation District relative to irrigation and/or drainage and any existing rights of way for ditches or canals heretofore conveyed or used in connection therewith.

(2) Any unpaid charges or assessments of the Enterprise Irrigation District.

(3) Assessments of the Suburban Rural Fire Protection District.

(4) Restrictions shown in the dedication of St. Francis Park."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

this 16 day of November, A. D. 1976, at 12:30 o'clock P. M., and
duly recorded in Vol. M76, of Deeds on Page 18214

Fee \$6.00

Wm D. MILNE, County Clerk
By Hazel D. Milne