

23440

WARRANTY DEED--TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Jack E. Lester and Julia W. Lester, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Elbert G. Henderson, a married man, 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 23 in Block 5, Tract No. 1003 THIRD ADDITION TO MOYINA, Klamath County, Oregon;
 Subject, however, to the following:
 (1) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 (2) An easement created by instrument, including the terms and provisions thereof,
 Dated : March 11, 1940
 Recorded : April 5, 1940 Book: 128 Page: 267
 In favor of : California Oregon Power Company
 For : Pole and lines.

(continued on reverse side)

(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 \$ 44,700.00

~~On this day of the month of December, 1976, at the County of Klamath, State of Oregon, the following persons, to-wit: Jack E. Lester and Julia W. Lester, husband and wife, did execute this deed for the purpose of conveying the above described premises to the said grantees, as tenants by the entirety, their heirs and assigns forever.~~

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 27 day of December, 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)

Jack E. Lester

Julia W. Lester

STATE OF OREGON,

County of Klamath

December 27, 1976

STATE OF OREGON, County of _____ ss.

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:

(OFFICIAL SEAL)

COFFICIAL SEAL

Notary Public for Oregon

My commission expires 11-12-78

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS & H
S. W. H.

NAME, ADDRESS, ZIP

Mail a change in residence or for statements shall be sent to the following address:

Same

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____ ss.

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

20727

(3) An easement created by instrument, including the terms and provisions thereof.

Dated : June 1, 1956
Recorded : June 8, 1956 Book: 284 Page: 22
In favor of : The California Oregon Power Company, a
California Corporation

For : easement and right of way 10 feet wide
(4) Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO.
this 28th day of December A. D. 1976 at 3:25 o'clock P. M. and
duly recorded in Vol. M 76, of DEEDS on Page 20726
FEE \$ 6.00

By Wm D. MILNE, County Clerk
[Signature]