

A-27547

25499

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Janet Lee Hultsman, aka Janet Lee Emde

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John Wayne Dennis and Tessie K. Dennis, 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 9 in Block 6 of THIRD ADDITION TO SUNSET VILLAGE, 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. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Enterprise Irrigation District.
3. Rules, regulations and assessments of South Suburban Sanitary District.
4. Rules, regulations and assessments of Sunset Highway Lighting District No. 1.
5. Right of way for transmission line, including the terms and provisions thereof, given by Joe L. Keller and Rosie A. Keller to Pacific Power and Light Company, a corporation, dated March 17, 1971, (for continuation of this deed see reverse side of this document)

(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 \$ 39,500.00. However, the actual consideration consists of or includes other property of 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 15 day of FEB, 1977, 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)

Janet Lee Hultsman Emde
Janet Lee Hultsman
aka Janet Lee Emde

STATE OF OREGON,)
County of Klamath) ss.
RB 15, 19 77

Personally appeared the above named Janet Lee Hultsman, aka Janet Lee Emde, and acknowledged the foregoing instrument to be her voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-5-79

STATE OF OREGON, County of) ss.
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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.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Wayne Dennis
3939 Redondo Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Director of Veterans Affairs
Salem, OR 97310

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

The mortgagor or a
The mortgagor covenants
from encumbrance that he
covenant shall not be extinguished.
MORTGAGOR FURTHER
1. To pay all debts and money
2. Not to permit the buildings
improvements now or hereafter
3. Not to permit the buildings
4. Not to permit the buildings
5. Not to permit the buildings

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recorded March 18, 1971, in Volume M71 page 2314, Microfilm records of Klamath County, Oregon.
 6. Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1020, Third Addition to Sunset Village.
 7. Declaration of Conditions and Restrictions for Third Addition to Sunset Village, recorded May 14, 1971, in Volume M71 page 4407, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss

led for record at request of KLAMATH COUNTY TITLE CO

this 15th day of FEBRUARY A. D. 19 77 at 2:44 o'clock P.M.

duly recorded in Vol. M77 of DEEDS on Page 2731

FEE \$ 6.00

Wm D. MILNE, County Clerk
 By *Hazel Mayes*