

MIT 2923 401-41099

FORM No. 716—WARRANTY DEED (Individual or Corporate) (Grantee or Tenants by Entirety)

1-1-74

26126

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Ralph E. Beard and Helen B. Beard, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ralph Emerson and Alice Louise Edwards, 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 40 of VILLA ST. CLAIR, 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 South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Reservations contained in Deed recorded January 29, 1948 in Volume 216, page 241, Deed Records of Klamath County, Oregon, to-wit: "Subject to certain governmental charges, and Klamath Irrigation District charges, and the roadways, ditches, and utility privileges (water, electricity, telephone, etc.) which may be necessary to cross the above lots, in order to make connections with other tracts in that platted area."

(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 \$20,000.00. 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 no applicable should be deleted. See ORS 21.030.)

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 8th day of February, 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)

STATE OF OREGON, ss.  
County of Klamath  
February 8, 1977

Personally appeared the above named Ralph E. Beard and Helen B. Beard, husband and wife

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

Before me, Lucille Estor

Notary Public for Oregon  
My commission expires 8/24/80

STATE OF OREGON, County of Klamath, 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)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
FFS+L  
540 Main

Until a change is requested all tax statements shall be sent to the following address:  
FFS+L  
540 Main

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of MARCH, 1977, at 11:58 o'clock A.M., and recorded in book M 77 on page 3578 or as file/reel number 26126.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE, Recording Officer

By Hazel Drayne, Deputy

FEE \$ 3.00