

26967

WARRANTY DEED-TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Norman K. Simpson and Helen M. Simpson, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Donna M. Kesling, husband and wife, and Ralph W. Kesling, 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 6 in Block 1 of Tract No. 1002, LA WANDA HILLS, Klamath County, Oregon.

- Subject, however, to the following:
1. 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.
 2. Covenants, easements and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms thereof, Recorded : November 14, 1975 Book: M-75 Page: 14401
 3. County Improvement #95, page 371, docketed October 17, 1975 in the original amount of \$828.89, Balance - \$746.01, plus interest, if any.

(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 \$ 19,800.00. However, the actual consideration consists of or includes other property or 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 18th day of March, 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)

Norman K. Simpson

Helen M. Simpson

STATE OF OREGON,
County of Klamath
March 18, 1977

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,

Personally appeared the above named Norman K. Simpson and Helen M. Simpson, husband and wife

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

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 11-12-78

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
FFS+L
2943 S 4th

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath

I certify that the within instrument was received for record on the 21st day of MARCH, 1977, at 3:55 o'clock P.M., and recorded in book M 77 on page 4675 or as file/reel number 26967.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

W. D. MILNE
Recording Officer
Hazel D. Milne Deputy

FEE \$ 3.00

That for the purpose of property and insurance charges of the lessor of the original purchase made or the beneficiary's original purchase was made, grantor will pay to the beneficiary on the date of the principal and interest assessments on principal and interest, and to deliver the approved loss payable clause premium paid, to the principal fifteen days prior to the principal discretion obtain insurance is shall be non-cancelable by the beneficiary.

While the grantor is to pay any and all interest and also to pay property, or any part thereof, to the beneficiary, on any part of the property, the beneficiary, or any part thereof, to pay any and all taxes, assessments, or any part thereof, in the amounts shown on the statement of representative and to withhold the responsibility of the grantor.