

27573  
A.27843

WARRANTY DEED--TENANTS BY ENTIRETY

Vol. 17 Page 5514

KNOW ALL MEN BY THESE PRESENTS, That David Albert Delap and Elsie Delap  
aka Elsie M. Delap, husband and wife  
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Larry F. Richey and Susan Denise Richey, 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 1 in Block 1 of BANYON 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. Rules, regulations, and easements of South Suburban Sanitary District.  
2. Reservations and restrictions contained in deed from Washington Oregon Investment Company, a corporation, to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948, recorded October 28, 1948, Deed Volume 226, page 191, records of Klamath County, Oregon,  
"Subject to irrigation rights for ditches to convey water for irrigation purposes for the benefit of adjoining property owners on the West side of the above described property."  
2. Reservations and restrictions contained on the plat and shown in the dedication of Tract No. 1008, Banyon Park.  
3. Declaration of Conditions and Restrictions Banyon Park Subdivision recorded December 30, 1970, Volume M-70, page 11421, Microfilm Records of Klamath County, Oregon.  
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 \$ 35,000.00.  
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 1 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)

STATE OF OREGON,  
County of Klamath } ss.  
March Apr 1, 1977

Personally appeared the above named  
David Albert Delap and  
Elsie M. Delap aka Elsie Delap  
and acknowledged the foregoing instrument to be their voluntary act and deed.

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

+ David Albert Delap  
David Albert Delap  
+ Elsie M. Delap  
Elsie M. Delap  
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)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Larry Richey  
Klam Co. Title  
NAME, ADDRESS, ZIP  
Until a change is requested or tax statements shall be sent to the following address:  
Dept of Vet Affair  
Salem, Or 97310  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
County of KLAMATH } ss.  
I certify that the within instrument was received for record on the 4th day of APRIL, 1977, at 9:44 o'clock A.M., and recorded in book M. 17 on page 5514 or as file/reel number 27573.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

W. D. MILNE  
Recording Officer  
By [Signature] Deputy

FEE \$ 3.00