

A-27884 27771 WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Donald L. Sloan and Hazel I. Sloan, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Mark F. Scrimsher and Susan L. Scrimsher, 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 7 in Block 13 FIRST ADDITION TO THE MEADOWS, TRACT 1071, 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 assessments of South Suburban Sanitary District.
2. Agreement, including the terms and provisions thereof, by and between Meadows District Improvement Company, an Oregon Corporation; Donald L. Sloan and Hazel I. Sloan, husband and wife, Ronald E. Phair and Lorraine Phair, husband and wife, Jerry T. Friese and Shiela B. Friese, husband and wife, Randall Z. Ramey and Gale Ramey, husband and wife, and Bristol Court Development Company, a co-partnership consisting of Ronald E. Phair, and Donald L. Sloan and Hazel I. Sloan, husband and wife; and Klamath Irrigation District, an Oregon Irrigation District, dated April 13, 1976, recorded April 14, 1976 in Vol. M-76, page 5337, Microfilm (for continuation of this document see reverse side of this deed)

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 \$ 5,900.00

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 7th day of April, 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.  
April 7th, 1977

Personally appeared, the above named Donald L. Sloan and Hazel I. Sloan, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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

STATE OF OREGON, County of ) ss.  
April 7th, 1977

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mark Scrimsher  
4414 Hope St.  
K Falls  
NAME, ADDRESS, ZIP

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

Mark Scrimsher  
4414 Hope St.  
NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of \_\_\_\_\_  
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

SPACE RESERVED  
FOR  
RECORDER'S USE

5825

Records of Klamath County, Oregon.

3. Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1071 - First Addition to The Meadows.
4. Building and Use Restrictions and Dedication for Tract No. 1071, First Addition to The Meadows, recorded April 14, 1976 in Vol. M-76 page 5334 and recorded July 14, 1976 in Vol. M-76 page 10730, Microfilm Records of Klamath County, Oregon.
5. Dedication for Tract No. 1071, First Addition to The Meadows, including the terms and provisions thereof, dated and recorded July 14, 1976 in Vol. M-76 page 10732, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO

this 7th day of APRIL, A. D. 1977, at 2:00 o'clock P.M., and

duly recorded in Vol. M77, of DEEDS, on Page 5824

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Magee