

A-28016

31559

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77

Page 11191

KNOW ALL MEN BY THESE PRESENTS, That BRISTOL COURT DEVELOPMENT CO.,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Milton L. and  
 Orlanda V. Baker, 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 ap-  
 pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 6 in block 14, FIRST ADDITION TO THE MEADOWS, according to the official  
 plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Rules, Regulations and assessments of South Suburban Sanitary District;  
 Agreement, including the terms and provisions thereof, by and between Meadows District  
 Improvement Company, an Oregon corporation, Donald L. Sloan et ux, Ronald E. Phair  
 et ux, Jerry T. Friese et ux, Randall Z. Ramey, et ux, Bristol Court Development Co.,  
 and Klamath Irrigation District, and Oregon Irrigation District, dated April 13, 1976,  
 recorded April 14, 1976 in Volume M76 page 5337, records of Klamath County, Oregon;  
 Reservations and restrictions contained on the plat of Tract No 1071, First Addition  
 to the Meadows; Rules, regulations and assessments of Meadows District Improvement  
 Company.

(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 en-  
 tirety, 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 reservations,  
 restrictions, rights of way of record and those apparent upon the land.

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 \$ 36,900.00

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 31 day of May, 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

State of Oregon, County of Klamath)ss  
 May 11, 1977

Personally appeared Donald L. Sloan, Hazel I. Sloan, Ronald E. Phair  
 and Lorrayne Phair who, each being first duly sworn, did say they are general part-  
 ners of Bristol Court Development Company, a co-partnership, and that said instru-  
 ment was signed on behalf of the co-partnership by authority of the partnership and  
 each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon  
 My commission expires 8-5-79

Bristol Court Development Co

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Milton L. Baker

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Milton L. Baker  
 4402 Barry Drive  
 Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Milton L. Baker  
 4402 Barry Drive

Klamath Falls, O. 97601  
 NAME, ADDRESS, ZIP

STATE OF OREGON,

County of KLAMATH } ss.

I certify that the within instru-  
 ment was received for record on the  
 24th day of JUNE, 1977,  
 at 3:01 o'clock PM., and recorded  
 in book M77 on page 11191 or as  
 file/reel number 31559,  
 Record of Deeds of said county.

Witness my hand and seal of  
 County affixed.

WM. D. MILNE

By Hazel I. Sloan, Recording Officer  
 Deputy

FEE \$ 3.00