

32575

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1437-3538 Page 12598KNOW ALL MEN BY THESE PRESENTS, That Larry Compton

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael L. Davis and Esther A. Davis, 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 10, Block 2, PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of said property taken for highway purposes by final judgment in Case No. 64-105 Law, Circuit Court Records 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 Enterprise Irrigation District.
3. Limited access provisions contained in Deed from the State of Oregon, by and through its State Highway Commission recorded March 25, 1968 in (for continuation of this deed see reverse side of this document)

(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 \$. 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 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 June, 19 77; if a corporate grantor, it has caused its name to be signed and sealed 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~~ CONN.County of June 1, 19 77Personally appeared the above named Larry Comptonand acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for ~~Oregon~~ Conn.My commission expires 10-13-81STATE 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:

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, ss.

County of I certify that the within instrument was received for record on the day of , 19 , o'clock M., and recordedin book on page or as file/reel number .

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

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

OK Tire Store

NAME, ADDRESS, ZIP

12599

Volume M68, page 2299, Microfilm Records of Klamath County, Oregon which provides that no right or easement of right access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property.

4. Right of way, including the terms and provisions thereof, granted to Pacific Power & Light Company, a Maine corporation, by Lester V. Compton and Etta Mae Compton, husband and wife, created by instrument recorded March 26, 1965 in Volume 360, page 340, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 15th day of JULY A. D. 1977 at 11:29 o'clock P.M., and

duly recorded in Vol. M 77, of DEEDS on Page 12598

FEE \$ 6.00

By Wm D. MILNE, County Clerk
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