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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 17 Page 13131

KNOW ALL MEN BY THESE PRESENTS, That MARIE L. POULOS, JAMES F. POULOS, and ROSE A. DE SIATO, Personal Representatives of the Estate of Elizabeth M. Tobius hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DONALD LEE HARTWELL and SHERIE DAWN HARTWELL, 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 6, THIRD ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land; statutory powers, including the power of assessment of South Suburban Sanitary District; Building setback line 25 feet from Redondo Way; irrigation and utility easement of rear 6 feet; Reservations contained in plat dedication, to-wit: "Easements for public utilities, irrigation and drainage as shown on annexed map for easements to provide ingress and egress for construction and maintenance of said facilities; (2) No changes will be made in the present irrigation or drain ditches without the consent of Enterprise Irrigation District or its successors; (3) Building setback lines as shown on annexed map; (4) easements and reservations of record and additional restrictions (CONTINUED ON REVERSE)

(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 herein set forth,

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 \$ 41,000.00. 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 30 day of June, 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)

Marie L. Poulos
James F. Poulos
Rose A. De Siato

Personal Representatives of Estate of Elizabeth M. Tobius
STATE OF OREGON, County of _____, 19____

STATE OF OREGON, County of _____, 19____
June 30, 1977

Personally appeared the above named Marie L. Poulos and James F. Poulos, Personal Representatives

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

Before me, _____, Notary Public for Oregon
(OFFICIAL SEAL) XXXXX Colorado

Personally appeared _____, 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)

*SEE REVERSE My Commission expires July 7, 1980

Estate of Elizabeth Tobius
c/o 426 Main Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Donald & Sherie Hartwell
3936 Redondo Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:
Donald and Sherie Hartwell
3936 Redondo Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Donald & Sherie Hartwell
3936 Redondo Way
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

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 of _____

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

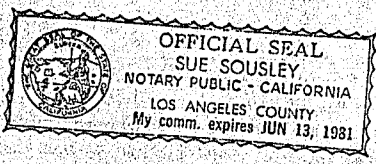
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as provided in any recorded protective covenants."; Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded May 14, 1971, in Volume M71, page 4407, Microfilm Records of Klamath County, Oregon; and subject to the levies and assessments of the Third Addition to Sunset Village Lighting District.

STATE OF CALIFORNIA)
County of Los Angeles) ss.

On this 1st day of July, 1977, personally appeared before me the within named Rose A. De Siato, one of the personal representatives of the estate of Elizabeth Tobius, and acknowledged the foregoing instrument to be her voluntary act and deed.



Sue Amaley
Notary Public for California
My Commission Expires: June 13, 1981

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record of ~~XXXXXXXXXX~~
this 25 day of July A. D. 1977 at 2:06 clock A.M., and
duly recorded in Vol. M 77, of Deeds on Page 13132
Fee \$6.00
By Wm D. MILNE, County Clerk
Pat McCallough