

33092

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 33092 Page 13387

38-12943 KNOW ALL MEN BY THESE PRESENTS, That Wayne A. Wilcox and Betty M. Wilcox, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Rodney S. Green and Nadiene Green

, 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 15 in Block 4 SECOND ADDITION TO SUNSET VILLAGE, Klamath County, Oregon; Subject, however, to the following:

(1) Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
(2) Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.

(3) Restrictions, set back lines, and utility easements as set forth in the plat and dedication of Second Addition to Sunset Village.

(4) Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by

instrument, including the terms thereof,

Recorded: April 8, 1970 Book: M-70 Page: 2738

(5) An easement created by instrument, including the terms and provisions thereof,

Dated: March 24, 1970

Recorded: April 14, 1970

Book: M-70

Page: 2854

In favor of: Pacific Power & Light Company

For: Transmission and distribution of electricity

(Affects SW 1/4 Sec 5)

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 \$ 43,000.00

~~Whereas the above consideration was paid for the transfer of the above described premises to the grantees, as tenants by the entirety, their heirs and assigns forever.~~

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 21st day of July, 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)

Wayne A. Wilcox

Betty M. Wilcox

STATE OF OREGON,
County of Klamath } ss.
July 21, 1977

STATE OF OREGON, County of Klamath } ss.
Personally appeared _____, 1977

Personally appeared the above named Wayne A. Wilcox and Betty M. Wilcox, husband and wife,

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

Before me: _____
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2-3-79

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 27th day of JULY, 1977, at 10:37 o'clock A.M., and recorded in book N77 on page 13387 or as file/reel number 33092, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

Recording Officer

Deputy

FEE \$ 3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Post National Bldg of Oregon
Klamath Falls, OR 97601
Klamath Falls, OR 97601

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

Rodney GREEN
3916 CORONADA WAY
KLAMATH FALLS, OR 97601