

33242

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That RALPH M. SHAIMA and MARY K. SHAIMA, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM P. HYDE and GARLINDA S. HYDE, 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 3, Block 10, TRACT 1003, THIRD ADDITION TO MOYINA, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Utility easements as shown on dedicated plat. (Affects portions along rear lot line)
3. Restrictions and easements contained in plat dedication, to wit: (for continuation of this description, see reversed side of this deed)

(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 \$ 40,000.00

However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00, 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 27 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.

Ralph M. Shaima  
RALPH M. SHAIMA

Mary K. Shaima  
MARY K. SHAIMA

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
July 27, 1977

Personally appeared the above named  
RALPH M. SHAIMA and MARY K.  
SHAIMA, husband and wife,

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

Before me:  
Notary Public for Oregon  
My commission expires 3-21-81

STATE OF OREGON, County of ) ss.  
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)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH KLAMATH FIRST FEDERAL  
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SHASTA BRANCH KLAMATH FIRST FEDERAL  
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON, ) ss.

County of )  
I certify that the within instrument was received for record on the  
day of 1977,

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

13619

"Said plat subject to: a building set back line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities and additional restrictions as shown in any recorded protective covenants."

4. An easement created by instrument, including the terms and provisions thereof, dated March 11, 1940, recorded April 5, 1940 in Book 128, page 267, Deed Records of Klamath County, Oregon, in favor of the California Oregon Power Company, for poles and electric lines. (Blanket easement)
5. An easement, created by instrument, including the terms and provisions thereof, dated June 5, 1967, recorded June 6, 1967 in Book M67, page 4178, Microfilm Records of Klamath County, Oregon, in favor of the California Pacific Utilities Company, for pipe lines. (No location given)
6. Easements covering water mains running to well site described in Deed Book 285 at page 257, Deed Records of Klamath County, Oregon, as granted to various lot owners in Moyina, including the terms and provisions thereof, as set forth in the various lot deeds.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~on request of~~ XXXXXXXXXXXX

this 29 day of July A. D. 19 77 at 11:38 clock A.M., and

duly recorded in Vol. M 77, of Deeds on Page 13618

W. D. MILNE, County Clerk

Fee: \$6.00

By *[Signature]*