

33803

WARRANTY DEED—TENANTS BY ENTIRETY

Page 14381

KNOW ALL MEN BY THESE PRESENTS, That FRANCIS H. MCNEAL and MARY E. MCNEAL, husband and wife, hereinafter stated to the grantor paid by NEAL E. HIGGINS and MOLLIE M. HIGGINS, 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 nine (9) of LLOYD'S TRACTS, according to the official plat thereof on file in the record of Klamath County, Oregon. Subject, however, to the following:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations easements, contracts, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Enterprise Irrigation District.
3. Rules, regulations, and assessments of South Suburban Sanitary District.
4. Subject to set back lines as shown on the recorded plat of Lloyds Tracts.
5. Reservations and restrictions contained in the dedication of Lloyd Tracts as follows: "hereby convey unto all subsequent owners perpetual rights to the use of all irrigation and drainage ditches shown on the plat for irrigation and drainage purposes, and do hereby grant public easements for future sewers across all lots where needed for public health and welfare."

(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 \$32,500.00. 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 7 day of August, 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, } ss.  
County of Klamath }  
August 7, 1977.

Personally appeared the above named Francis H. McNeal and Mary E. McNeal, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires 2-3-79.

STATE OF OREGON, County of } ss.  
1977.

Personally appeared, and 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Neal E. Higgins  
4431 Laverne St.  
Klamath Falls, Ore 97601

NAME, ADDRESS, ZIP

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

Neal E. Higgins  
4431 Laverne St.  
Klamath Falls, Ore 97601

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.  
County of Klamath }  
I certify that the within instrument was received for record on the 2 day of August, 1977, at 1:16 o'clock P.M., and recorded in book M. 77 on page 14381 or as file/reel number 33803, Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer  
By Pat Mc Cullagh, Deputy  
Fee \$3.00