

1-1-74

35292

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Pg. 16582

KNOW ALL MEN BY THESE PRESENTS, That Mickey P. Morris and Carolyn I. Morris, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Bille B. Bedord and Janet K. Bedord, 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 A in HOMECREST, 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. Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. The premises hereindescribed are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
4. Recitals in deed from Lillian E. White, a single woman to Dee Fox et ux, recorded January 12, 1945 in Volume 172, page 201, Deed Records (for continuation of this legal description see reverse side of this deed)

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 \$16,000.00. 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 29th 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)

Mickey P. Morris
Mickey P. Morris

Carolyn I. Morris
Carolyn I. Morris

STATE OF OREGON, ss.
County of Klamath
August 29, 1977

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.

Personally appeared the above named Mickey P. Morris and Carolyn I. Morris, husband and wife

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

Before me: Donald B. Hamilton
Notary Public for Oregon
My commission expires 3/20/81

Before me: _____
Notary Public for Oregon
My commission expires: _____

OFFICIAL SEAL

OFFICIAL SEAL

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Rla. First Federal
540 main

NAME, ADDRESS, ZIP

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

Bille B. Bedord
1756 Burns

NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

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 affixed.

By _____ Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

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of Klamath County, Oregon, as follows:
"Subject to all contracts for irrigation and drainage ditches,
also subject to rights of way for irrigation and drainage ditches
across said land for the benefit of other lands in Klamath
Irrigation District. Subject to provisions that no dwelling
shall be erected on said lands of value of less than \$15000.00."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO.

this 7th day of SEPTEMBER A.D. 1977 at 10:38 o'clock A.M., and

duly recorded in Vol. M77 of DEEDS on Page 16582

FEE \$ 6.00

W. D. MILNE, County Clerk

By *Barbara S. Letach*