

01-10901

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35538

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 16526

KNOW ALL MEN BY THESE PRESENTS, That Daniel J. Duff and Doris V. Duff, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Kurt E. Phillips and Deborah K. Phillips, 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 in Block 8 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the year 1977-78 are now a lien but not yet payable.
2. An easement created by instrument, including the terms and provisions thereof,

Dated June 26, 1905 Book: 22 Page: 479

Recorded May 18, 1907 Book: 22 Page: 479

In favor of United States of America

(No specific location of record)

3. An easement created by instrument, including the terms and provisions thereof,

Dated May 1, 1945

Recorded May 15, 1945 Book: 176 Page: 284

In favor of California Oregon Power Company

(for continuation of this deed see reverse side of this document)

(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 \$42,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the true 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 9th day of September, 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
September 9th, 1977

Personally appeared the above named Daniel J. Duff and Doris V. Duff, husband and wife

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

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

STATE OF OREGON, County of ss.
Personally appeared 19, 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.

Before me: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kla. First Fed.
540 Main

NAME, ADDRESS, ZIP

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

Kurt E. Phillips
Rt 3, Box 224c

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 Bernetha L. Litch, Deputy
Recording Officer

16927

For : Right of way for pole lines
 (No specific location)
 4. An easement created by instrument, including the terms and provisions thereof,
 Dated : January 14, 1974
 Recorded : March 20, 1974
 In favor of : City of Klamath Falls
 For : 10 foot sewer easement over the NW 1/4 SE 1/4
 5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
 6. 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 : September 3, 1976 Book: M-76 Page: 13888

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~XXXXXX~~
 this 12th day of SEPTEMBER, A. D. 1977 at 11:28 o'clock AM, and
 duly recorded in Vol. M77, of DEEDS on Page 16926
 FEE \$ 6.00
 Wm. D. MILNE, County Clerk
 By *Bernice J. Ketchum*