

1-1-74

36170

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 17814



KNOW ALL MEN BY THESE PRESENTS, That Stephen L. Plowman and
Hilda Frances Plowman, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Phil E.
Fowler and Judith A. Fowler

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 ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lots 24 and 25 in Block 12 and the S 1/2 of vacated alley adjoining Lots
24 and 24 on the North of ST. FRANCIS PARK, Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the year 1977-78 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation
rights and easements for ditches and canals, of Enterprise Irrigation
District.
3. Regulations, including levies, liens, assessments, rights of way and
easements of the South Suburban Sanitary District.
4. The right is hereby reserved to conduct water through ditches or
pipes for irrigation, domestic or drainage purposes across all streets,
alleys, boulevards and lots.
5. Reservations and restrictions as shown on deed from George S. Rusco
et ux, to R. E. Beckstrom et ux, dated July 7, 1937 and recorded August 5,
1947 in Book 111 at page 157, Deed Records of Klamath County, Oregon.

(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 en-
tirety, 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 \$ 25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is
the whole or part of the 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 19 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)

Stephen L. Plowman
Hilda Frances Plowman

STATE OF OREGON,)
County of Klamath) ss.
September 19, 1977

STATE OF OREGON, County of) ss.
Personally appeared)
who, being duly sworn,

Personally appeared the above named
Stephen L. Plowman and Hilda Frances
Plowman, husband and wife

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

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 be-
half 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 12-12-80

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

Stephen L. Plowman & Hilda Frances Plowman
4665 Peck Dr.
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS

Phil E. Fowler & Judith A. Fowler
744 West Oregon Avenue
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Phil E. Fowler & Judith A. Fowler
4665 Peck Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

U. S. National Bank of Oregon #17523
c/o Realty Tax Service
321 S. W. 4th Portland, OR 97204
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
22ND day of SEPTEMBER, 1977,
at 4:01 o'clock P. M., and recorded
in book M77 on page 17814
or as
file/reel number 36170

Record of Deeds of said county.
Witness my hand and seal of
County affixed.

WM. D. MILNE
Recording Officer
By Bernethad A. Hitch Deputy

FEE \$ 3.00

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