

36202

WARRANTY DEED—TENANTS BY ENTIRETY



KNOW ALL MEN BY THESE PRESENTS, That JERRY M. MOLATORE and YVETTE M. MOLATORE, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by BILLY M. NUNN and MARIA LYNN NUNN, 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 12 in Block 2, TRACT 1091, LYNNEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Taxes for the fiscal year 1977-78, a lien but not yet due and payable.
2. Sewer use charges, if any, due to the City of Klamath Falls.

(continued on reverse)

(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 hereinabove set forth

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 \$ 12,000.00. 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 22 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)

Jerry M. Molatore
Yvette M. Molatore

STATE OF OREGON,

County of Klamath } ss.
September 22, 1977

Personally appeared the above named JERRY M. MOLATORE and YVETTE M. MOLATORE and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, *James Matthews*
Notary Public for Oregon
My commission expires 03-10-81

STATE OF OREGON, County of _____) ss.

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.

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

(OFFICIAL SEAL)

Mr. & Mrs. Jerry Molatore
1420 Pacific Terrace
Klamath Falls, Oregon 97601

Mr. & Mrs. Billy M. Nunn

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Billy M. Nunn

NAME, ADDRESS, ZIP

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

Mr. & Mrs. Billy M. Nunn

5710 Bryant
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

17871

3. Recitals set forth on the plat dedication, to wit:
"Said plat is subject to: (1) Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls for the use and regulation thereof, (2) All applicable zoning ordinances and recorded restrictive covenants, (3) Slope easements as so stated on individual lot deed basis, (4) Building set back lines as set forth in the recorded restrictive covenants."
4. Utility easement over the Westerly 16 feet of premises as shown on the dedicated plat.
5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 20, 1973 in Volume M73, page 9383 and Amended by instrument recorded June 9, 1976 in Volume M76, page 8487, Microfilm Records of Klamath County, Oregon.
6. Easement for street excavation and embankment slopes over the Easterly 10 feet of premises along Buck Island Drive as reserved to the City of Klamath Falls, by instrument recorded July 2, 1976 in Volume M76, page 10120, Microfilm Records of Klamath County, Oregon.
7. Reservations, restrictions rights-of-way, easements of record and those apparent on the land.

STATE OF OREGON; COUNTY OF KLAMATH, ss.
 Filed for record at request of MOUNTAIN TITLE CO
 this 23 day of SEPTEMBER A. D. 19 77 at 12:41 o'clock P. M., and
 duly recorded in Vol. M77 of DEEDS on Page 17870
 FEE \$ 6.00
 Wm D. MILNE, County Clerk
 By Barbara D. Litch