

37314

WARRANTY DEED—TENANTS BY ENTIRETY

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Page

19620

KNOW ALL MEN BY THESE PRESENTS, That Rollin V. Tuter

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael Steven Mitchell and Rebecca Ann Mitchell, 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 14 in Block 13 THIRD ADDITION TO MOYINA, 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, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof,
Dated : March 11, 1940
Recorded : April 5, 1940 Book: 128 Page: 267
In favor of : California Oregon Power Company
For : Poles and electric lines.

4. An easement created by instrument, including the terms and provisions thereof,
Dated : June 5, 1967
Recorded : June 5, 1967 Book: M-67 Page: 4178

(See reverse side of this document for continuation of this description)

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 \$8,500.00.

However, the actual consideration for this transfer is \$8,500.00, which is the amount of the cash paid by the grantees to the grantor, and the balance of the purchase price is to be paid by the grantees to the grantor in installments, as provided in the deed.

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 12th day of October, 1977; if a corporate grantor, it has caused its name to be signed and affixed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Rollin V. Tuter

STATE OF OREGON,)
County of Klamath) ss.
October 13, 1977

Personally appeared the above named
Rollin V. Tuter

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 2-3-79

STATE OF OREGON, County of) ss.
October 13, 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 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:

STATE OF OREGON,) ss.

County of)
I certify that the within instru-
ment was received for record on the
day of 1977,
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.

Recording Officer
By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank
P.O. Box 1936
Klamath Falls, OR 97601

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

19621

In favor of : California Pacific Utilities Company
For : Pipe lines.
5. Restrictions, but omitting restrictions, if any, based on race,
color, religion or national origin as shown on the recorded plat
of Third Addition to Moyina.
6. Set back provisions as delineated on the recorded plat.
7. Utility easements as delineated on the recorded plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of TRANSAMERICA TITLE INS. CO.
this 13th day of OCTOBER A. D. 1977 at 3:41 o'clock PM and
truly recorded in Vol. M77, of DEEDS on Page 19620

FEE \$ 6.00

Wm D. MILNE, County Clerk
By *Hazel Brazil*