

38255

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 71 Page 20961

KNOW ALL MEN BY THESE PRESENTS, That James Arthur Bingham and Bernadine Kay Bingham, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Bruce A. Larson and Nancy S. Larson

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 thereto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 5 in Block 1 Tract 1044 known as WEMBLEY 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 Klamath Irrigation District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Wemby Park.
4. Set back provisions as delineated on the recorded plat 25 feet from front lot line and 20 feet from side lot line.
5. Utility easements as delineated on the recorded plat 8 feet along rear lot line.
6. An easement created by instrument, including the terms and provisions thereof, dated November 12, 1947, recorded December 8, 1947 in Book 214 at page 394, Deed Records, in favor of Magdalene Ezell, her heirs or assigns, "reserving unto the grantor, her heirs and assigns, the easement to conduct (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 \$ 48,800.00. 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 1st day of October, 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,

County of Klamath

October 1, 1977

Personally appeared the above named James Arthur Bingham and Bernadine Kay Bingham, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-12-78

STATE OF OREGON, County of

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)

JAMES ARTHUR BINGHAM AND BERNADINE KAY BINGHAM
KLAMATH FALLS, OREGON 97601

GRANTOR'S NAME AND ADDRESS

BRUCE A. AND NANCY S. LARSON
5237 MAZAMA DRIVE

KLAMATH FALLS, OREGON 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

SHASTA BRANCH KLAMATH FIRST FEDERAL
SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

STATE OF OREGON,

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.

Recording Officer

By Deputy

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irrigation water thru existing ditches along the North and East lines of said property, and subject to rights of way and easements of record and those apparent on the lands", over S $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of TRANSAMERICA TITLE INS. CO

this 1st day of NOVEMBER A. D. 1977 at 3:11 o'clock P.M., and

duly recorded in Vol. N77, of DEEDS on Page 20961

FEES \$ 6.00

Wm D. MILNE, County Clerk

By Bernetha H. Ketch

RECORDED & INDEXED
NOV 10 1977
CLERK OF COUNTY OF KLAMATH
ASTORIA, OREGON

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