

1-1-74

39120

### WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 22325

KNOW ALL MEN BY THESE PRESENTS, That Robert L. Ducat and Jean L. Ducat  
aka Jean L. Nopp,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Joe A. Deaton and Cheri L. Deaton, 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:

The S $\frac{1}{2}$  of Lot 12 in Block 6 of THIRD ADDITION TO ALTAMONT ACRES, Klamath County, Oregon;

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. 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 : January 11, 1945 Book: 172 Page: 137

(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,

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,500.00

~~XXXXXX~~ consideration (indicate which) <sup>①</sup> (The sentence between the symbols <sup>①</sup>, 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 9 day of November, 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)

Robert L. Ducat

Jean L. Ducat aka Jean L. Nopp  
STATE OF OREGON, County of \_\_\_\_\_, ss:

STATE OF OREGON, )  
County of Klamath ) ss  
November 9, 1977

Personally appeared the above named...Robert L  
Ducat...and Jean L...Ducat aka.....  
Jean L. Nopp.....

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

Before me: Willa Matthews  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 3-3-78

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 .....

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)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 16th day of NOVEMBER, 1977, at 2:32 o'clock P.M., and recorded in book M77 on page 22325 or as file/reel number 39120, Record of Deeds of said county.

W. C. D. M. LINE

By Angel Diaz Recording Officer  
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Falls Real Estate Finance Center  
P. O. Box 1060  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

United States National Bank of Oregon  
% Realty Tax Service, 321 S. W. Fourth Ave  
Portland, Oregon 97204

SPACE RESERVED  
FOR  
RECORDERS USE