

39751

WARRANTY DEED--TENANTS BY ENTIRETY

MTC 4643
Page 23233

KNOW ALL MEN BY THESE PRESENTS, That David R. Foster and Terry Lynn Foster, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Scott Crutchfield and Louise Crutchfield, 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 20 in Block 306, DARROW ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon;
Subject, however, to the following:
1. Sewer use charges, if any, due to the City of Klamath Falls.
2. Covenants, conditions and restrictions as contained in deed from Klamath Development Company, recorded in Deed Records of Klamath County Oregon per attached sheet entitled: "RESTRICTIONS FOR DARROW ADDITION, RESTRICTIONS FOR MILLS ADDITION AND MILLS SECOND ADDITION."

(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 \$ 25,500.00

(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 28 day of November, 19 77; 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)

David R. Foster

Terry Lynn Foster

STATE OF OREGON,
County of Klamath } ss.
November 28, 19 77

STATE OF OREGON, County of } ss.
November 28, 19 77

Personally appeared the above named Terry Lynn Foster, wife,

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

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

State of Arizona, County of Maricopa
November 28, 1977.
Personally appeared the above named David R. Foster and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Gene Crutcher
Notary Public for Arizona
My Commission expires

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Ar
2445 Bldg. Ar 97601
NAME, ADDRESS, ZIP

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

Scott & Louise Crutchfield
2445 Bldg. Ar 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of November, 19 77, at 3:19 o'clock P.M., and recorded in book M77 on page 23233 or as file/reel number 39751
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

By Gene Crutcher Recording Officer
Deputy

Fee \$3.00