

39768

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 77 Page 23254

KNOW ALL MEN BY THESE PRESENTS, That Donald Miller and Clara Ann Miller, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles R. Graham and Ann M. Graham, 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: Lots 84 and 85 of CASITAS, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Irrigation laterals and drains as shown on the plat of CASITAS.
4. Reservations and restrictions as contained in Deed recorded September 9, 1949 in Volume 234 at page 13, Deed Records of Klamath County, Oregon, from R. E. Wright et ux, to R. P. Lien, et ux, to wit: "Subject to rights of way for ditches...but reserving unto the grantors, their heirs and assigns as owners of the other lots in said Casitas, the perpetual right and easement to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots."

(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 \$ 22,000.00

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 17th 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)

STATE OF OREGON, } ss.
County of Klamath
November 17, 1977

Personally appeared the above named Donald Miller and Clara Ann Miller, husband and wife

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

Before me, Donald B. Hamilton, Notary Public for Oregon, My commission expires 3/24/81

Donald Miller
Donald Miller

Clara Ann Miller
Clara Ann Miller
STATE OF OREGON, County of Klamath, 1977

Personally appeared Clara Ann Miller, wife of Donald Miller, who, being duly sworn,

each for himself and not one for the other, did say that the foregoing is the president and that the latter is the secretary of

and that the seal affixed to the foregoing instrument is the 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, Charles E. Cassell, Notary Public for Oregon, My commission expires March 15 - 1980

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 1st day of December, 1977, at 10:08 o'clock A.M., and recorded in book M77 on page 23254 or as file/reel number 39768, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer
By Bernice A. Hetch Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath First Federal

NAME, ADDRESS, ZIP

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

Klamath First Federal

NAME, ADDRESS, ZIP