

40321

WARRANTY DEED-TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Vera F. Hutchinson, aka Vera F. Clemmens and Lester W. Hutchinson hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Scott M. Watters and Theresa J. Watters, 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:

Beginning at a point on the Southerly line of Lot 2A of HOMEDALE which point is 93.8 feet East of the most Westerly corner thereof; thence Easterly along the Southerly line of said Lot 2A a distance of 80 feet; thence North 33° 37' East a distance of 129.03 feet; thence North 43° 30' West a distance of 80 feet to the Northeast corner of that parcel of land conveyed to C. E. McClellan, et ux., by deed dated February 21, 1959 and recorded March 10, 1959 in Volume 310 at page 423, Deed Records of Klamath County, Oregon; thence South 33° 37' West a distance of 129.03 feet, more or less, to the place of beginning.

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.

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 \$ 28,000.00. However, the actual consideration consists of or includes other property or value given or promised, which is the whole 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 7th day of December, 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 } ss.
December 7, 1977

Personally appeared the above named Vera F. Hutchinson, aka Vera F. Clemmens and Lester W. Hutchinson

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

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

STATE OF OREGON, County of Klamath,) ss.
December 7, 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 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)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
Also recording return to: First National Bank of Oregon P.O. Box 1935 Klamath Falls, OR 97601 NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address: Scott M. Watters 5251 Walton Dr Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath

I certify that the within instrument was received for record on the 12th day of December, 1977, at 3:27 o'clock P.M., and recorded in book M77 on page 24031 or as file/rec'd number 40321, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By: _____ Deputy
Fee \$3.00