

#TA-38-13760 41213 WARRANTY DEED—TENANTS BY ENTIRETY Vol. 78 Page 168

KNOW ALL MEN BY THESE PRESENTS, That ROBERT C. BOUVIA and JUDY K. BOUVIA, Husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Steven L. Ellison and Patricia A. Ellison, 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 14 in Block 43, FIRST ADDITION TO KLAMATH FOREST ESTATES, Klamath County, Oregon.

SUBJECT, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Klamath Forest Estates.
2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, filed June 9, 1972 in Commissioners Journal, forming the Klamath Forest Estates Sprague River Livestock District. ("No person shall allow or permit livestock of the bovine species, horses, mules, asses, sheep, goats and swine, to run at large within the boundaries hereinabove described")

(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 \$1,000.00. However, the actual consideration consists of or includes other property or value given or promised which is not stated in 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 8th 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, NEVADA, }
County of Carson City } ss.
December 8, 1977

Personally appeared the above named
Robert C. Bouvia and Judy K.
Bouvia

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

STATE OF OREGON, County of Klamath } ss.
December 8, 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 _____

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)

LUCILLE GARMAN
NOTARY PUBLIC, NEVADA
SEAL) CARSON CITY
My Commission Expires 12/31/78
My commission expires

Notary Public for Oregon
My commission expires:

Robert C. & Judy K. Bouvia
P.O. Box 1512
Carson City, NV 89701

GRANTOR'S NAME AND ADDRESS

Steven L. & Patricia A. Ellison
4845 Rubio Avenue
Encino, CA 91436

GRANTEE'S NAME AND ADDRESS

After recording return to:

Steven L. & Patricia A. Ellison
4845 Rubio Avenue
Encino, CA 91436

NAME, ADDRESS, ZIP

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

Steven L. & Patricia A. Ellison
4845 Rubio Avenue
Encino, CA 91436

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 4th day of January, 1978, at 3:40 o'clock PM, and recorded in book M78 on page 168 or as file/reel number 41213.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

By Bernard A. Klock Recording Officer
Deputy

Fee \$3.00