

1-1-74

41836

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 13952 Page 1009KNOW ALL MEN BY THESE PRESENTS, That Thomas E. Depue and
Pamela M. Depue, husband and wife,hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dick C. Close and Judith L. Close, 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 22 in GRACE PARK, Klamath County, Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements to the South Suburban Sanitary District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Grace Park.
4. An easement created by instrument, including the terms and provisions thereof,

Dated : May 13, 1943
 Recorded : May 18, 1943 Book: 155 Page: 304
 In favor of : The California Oregon Power Company, a California Corporation

(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 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 \$ 32,800.00.
~~However, the actual consideration consists of or includes other property or value given or promised which is part of 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 17 day of January, 1978; 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)

Thomas E. Depue
Thomas E. DepuePamela M. Depue
Pamela M. DepueSTATE OF OREGON,
County of Klamath } ss.
January 16, 19 78STATE OF OREGON, County of _____) ss.
_____, 19____

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 be-

half 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)

Before me: Dick Nelson
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2-3-79

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dept. National Bank of OR
P.O. Box 1936
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Dick C. & Judith L. Close
5822 Cherry Ave
Klamath Falls, OR 97601
NAME, ADDRESS, ZIPSPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-

ment was received for record on the

17th day of January, 1978,at 10:43 o'clock A. M., and recordedin book M78 on page 1009 or asfile/reel number 41836,

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Wm. D. MilneBy Bernard H. Hetch Deputy

Recording Officer

Fee \$3.00