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43:17

WARRANTY DEED—TENANTS BY ENTIRETY

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2790

KNOW ALL MEN BY THESE PRESENTS, That Pete Hamilton and
Geraldine Hamilton, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael C.
Cornett and Jody J. Cornett, 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 up-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

South 1/4 of Lot 17, Block 3 EXCEPTING THEREFROM THE Easterly 5 feet
for road purposes, ALTAMONT ACRES, in Klamath County, Oregon, accord-
ing to the official plat thereof on file in the office of the County
Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Klamath Irrigation
District, and regulations, contracts, easements, water and irrigation
rights in connection therewith.

2. Rules and regulations and assessments of South Suburban Sanitary
District, within the boundaries of which district said property is
located.

3. Reservations contained in Deed executed by A. L. Wishard and
Erma M. Wishard, husband and wife, to H. O. Montgomery, a single man,
dated on February 5, 1962, recorded February 5, 1926, in Volume 71
of Deeds, page 170, records of Klamath County, Oregon, as follows:

(for continuation of this deed see reverse side of this document)

(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 en-
tirety, 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 \$23,000.00.
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 February day of February, 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)

STATE OF OREGON,

County of Klamath

February 5, 1978

Personally appeared the above named
Pete Hamilton and Geraldine
Hamilton, husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires

STATE OF OREGON, County of ss.

Personally appeared and

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:

Notary Public for Oregon

My commission expires:

(OFFICIAL
SEAL)

STATE OF OREGON,

County of ss.

I certify that the within instru-
ment was received for record on the
day of 19

at o'clock M., and recorded
in book on page or as
file/reel number

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mrs. Mike Cornett
2814 K. Falls
K. Falls

NAME, ADDRESS, ZIP

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

Dept of V A F

NAME, ADDRESS, ZIP

"And the said H. O. Montgomery for himself, his heirs, executors, administrators and assigns, does hereby covenant and agree to and with the said A. L. Wishard and Erma M. Wishard, their heirs, executors, administrators and assigns as follows: to-wit: That he will not at any time hereafter, construct upon the lands hereinbefore described, any buildings of any kind or description whatsoever, at a distance of less than 20 feet from Third Street, and that he will not construct or erect upon the lands hereinbefore described any dwelling house which is of a value of less than \$2,000.00. And the right to enter upon and construct irrigation ditches and divert irrigation water along the property lines of the lands hereinbefore described is hereby reserved."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 15th day of February A. D. 1978 at 1:40 clock P. M., and

fully recorded in Vol. M78, of Deeds on Page 2790

Wm D. MILNE, County Clerk

By Berntha H. Bloch

Fee \$6.00

