

38-14205 01-11081

FORM No. 716-WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety)

1-1-74

43865

WARRANTY DEED-TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Michael C. Huffman and Christine A. Huffman, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Craig A. Fleck and Collette M. Fleck, 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: The Southeasterly 36.7 feet of Lot 3 and the Northwesterly 39.3 feet of Lot 4, Block 4 of FIRST ADDITION TO TONATEE HOMES, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Tonatee Homes.
5. Covenants, easements and restrictions, but omitting restrictions, (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 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 \$ 32,900.00

However, the actual consideration consists of or includes other property or value given or promised which is hereby considered (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 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 23, 1978

STATE OF OREGON, County of Klamath, ss.
February 23, 1978

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

Personally appeared the above named Michael C. Huffman and Christine A. Huffman, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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 5-14-80

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 1978

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.

By

Recording Officer
Deputy

GRANTEE'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Fed
man

NAME, ADDRESS, ZIP

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

Same

NAME, ADDRESS, ZIP

3803

if any, based on race, color, religion or national origin, imposed
by instrument, including the terms thereof,
Recorded : October 5, 1959 Page 326
Amended : September 29, 1961 Book: 332 Page 660

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Transamerica

Recorded for record at request of _____
this 28 day of February A. D. 1978 3:31 o'clock P. M., on
Vol. _____ of _____ Deeds Page 3802
M78

Wm. L. Miller, County Clerk
By *Bernetha H. Fletcher*

Fee \$6.00