

MTC 6013

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STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

4064

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M Page 4093

KNOW ALL MEN BY THESE PRESENTS, That Douglas K. Coddington

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Mark R. Holland and Janice A. Holland, 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 23 and the N<sup>1</sup>/<sub>2</sub> of Lot 24, LEWIS TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Reservations and restrictions, including the terms and provisions thereof, as contained in deed recorded April 8, 1952 in Volume 254 at page 105, Records of Klamath County, Oregon, to-wit:

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

(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 \$ 29,000.00

~~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 2 day of MARCH, 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)

Douglas K. Coddington  
Douglas K. Coddington

STATE OF OREGON,  
County of Klamath ) ss.  
MARCH 2, 1978

STATE 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 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: \_\_\_\_\_

Personally appeared the above named Douglas K. Coddington and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Don Nelson  
Notary Public for Oregon  
My commission expires 2-3-79

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FIRST NATIONAL BANK OF OREGON  
KLAMATH FALLS RELO-P.O. BOX 1936  
KLAMATH FALLS, OREGON 97601

NAME, ADDRESS, ZIP

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

Mark R. Holland & Janice A. Holland  
1515 Ivory  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, \_\_\_\_\_ ) ss.

County of \_\_\_\_\_  
I certify that the within instrument 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.

By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED FOR RECORDER'S USE

"and reserving unto grantor, her heirs and assigns as owners of other lots in said subdivision the right to construct, operate and maintain irrigation and/or drainage ditches across said real property for the benefit of said other lots. Grantees, for themselves and their heirs and assigns, covenant that they will never obstruct any canal of Enterprise Irrigation District in such a manner as to interfere with the use and maintenance thereof."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 3rd day of March A. D. 1918 at 2:30 clock P.M., and

was duly recorded in Vol. M78 of Deeds on Page 4093

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$6.00