

1-1-74

44112

WARRANTY DEED—TENANTS BY ENTIRETY

Vol M 78 Page 416

KNOW ALL MEN BY THESE PRESENTS, That Daniel J. Valoff and Suzanne M. Valoff, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Clarence S. Usselman and Doris L. Usselman, 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:

A portion of Lots 11 and 12, Block 3, ALTAMONT ACRES, in the County of Klamath, State of Oregon, described as follows:  
Beginning at a point 75 feet East of the Southwest corner of Lot 11, Block 3, ALTAMONT ACRES; thence East along the South line of said Lot 11, 75 feet; thence North and at right angles to said South line of Lot 11, 217.6 feet to the North line of Lot 12 in Block 3, Altamont Acres; thence West along the North line of Lot 12 in Block 3, Altamont Acres, a distance of 75 feet; thence South 217.6 feet to the place of beginning. EXCEPTING THEREFROM the South 5 feet thereof deeded to Klamath County, for road purposes by deed book 329 at page 589.

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 (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 \$ 42,900.00

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 2nd 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)

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

Personally appeared the above named Daniel J. Valoff and Suzanne M. Valoff, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 12-6-81

STATE OF OREGON, County of ) ss.  
March 2, 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 \_\_\_\_\_

\_\_\_\_\_ 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:

ATTORNEY IN FACT  
State of Oregon ) ss.  
County of Klamath)

Personally appeared Suzanne M. Valoff, who, being duly sworn, did say that she is attorney in fact for Daniel J. Valoff and that she executed the foregoing instrument by authority of and in behalf of said principal; and that she acknowledged said instrument to be the act and deed of said principal.  
Before me:

Susan K. Kausch  
Notary Public for Oregon 12-6-81  
My Commission Expires: November 12, 1978

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. Reservations for irrigation ditches, 20 foot set back line, and \$2,000.00 minimum dwelling value, as set forth in deed from A. L. Wishard, et al, to C. C. Low, et al, recorded November 13, 1925 in Volume 67 at page 603, Deed REcords of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Presented for record at request of Transamerica Title Co.

this 6th day of March A. D. 19 78 at 10:36 o'clock AM., and

fully recorded in Vol. N78, of Deeds on Page 4161

Wm D. MILNE, County Clerk

By Bernetha J. Heloch

Fee \$6/00