

44391

WARRANTY DEED—TENANTS BY ENTIRETY

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4521



KNOW ALL MEN BY THESE PRESENTS, That  
Gloria J. Spencer, husband and wife,

Michael D. Spencer and

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael L.  
Rose and Marcia T. Rose

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 ap-  
pertaining, situated in the County of Klamath State of Oregon, described as follows, to-wit:

Lot 2, Block 3, Tract No. 1007, WINCHESTER, in the County of Klamath,  
State of Oregon.

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 Klamath Irrigation District.
3. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winchester.
5. Covenants, easements and restrictions, but omitting restrictions, if any based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : September 21, 1970 Book: M-70 Page: 8316

(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 \$35,000.00

However, the actual consideration consists of or includes other property of value given or promised which is  
part of the consideration (indicate which) (The sentence between the symbols (H), 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 9th 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)

Michael D. Spencer  
Michael D. Spencer

Gloria J. Spencer  
Gloria J. Spencer

STATE OF OREGON,  
County of Klamath } ss.  
March 8, 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 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:  
(OFFICIAL  
SEAL) My Commission Expires Aug. 7, 1980  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank  
Box 1936  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

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

Michael L. Rose  
4593 Stark Street Ave  
Klamath Falls OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instru-  
ment was received for record on the  
9th day of March, 1978,  
at 3:30 o'clock P.M., and recorded  
in book M78 on page 4521 or as  
file/reel number 44391

Record of Deeds of said county.

Witness my hand and seal of  
County affixed.

Wm. D. Milne

Recording Officer  
By: L. L. L. L. L. Deputy

Fee \$3.00