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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. <sup>m</sup> 78 Page 5025

KNOW ALL MEN BY THESE PRESENTS, That Robert E. Hall

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ralph Allen Winter and Mary Ellen Winter, 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 35 in Block 15 of TRACT 1064, FIRST ADDITION TO GATEWOOD, 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. Utility easements and building setback lines as shown on dedicated plat.
2. Reservations, as contained in plat dedication, to wit:

"All building restrictions of the R75 Zone of the City of Klamath Falls as of the date of recording, easements as shown on the annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owner to be at his own risk; additional restrictions as provided in any recorded protective covenants."

(For continuation of this description, 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 \$ 43,900. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 15<sup>th</sup> 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)

Robert E. Hall  
Robert E. Hall

STATE OF OREGON,  
County of Klamath } ss.  
March 15<sup>th</sup>, 19 78

Personally appeared the above named Robert E. Hall

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Gerald A. Page  
Notary Public for Oregon  
My commission expires 4/24/81

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: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS: L  
540 Main St.  
City

NAME, ADDRESS, ZIP

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

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/roll 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

STATE OF OREGON; COUNTY OF KLAMATH; ss.

his 15th day of March A. D. 1978 at 4:14 o'clock P. M., and

W<sup>m</sup> D. MILNE, County Cl.

**Fee \$6.00**

Robert A. Fredoff

*The South*