

1-1-74 45900

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M11 Page 6664

KNOW ALL MEN BY THESE PRESENTS, That Wayne Hurley Building, Co., Inc.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Paul C. Schmidt and Wendy M. Schmidt, 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 6, Block 12, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by (For continuation of this legal description, see reverse side of this document.)

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,

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 \$43,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 6th day of April, 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) ss.
19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires

Wayne Hurley Building, Co., Inc.

By: *Jessie W. Hurley*
Beverly M. Hurley

STATE OF OREGON, County of Klamath) ss.
April 6, 1978

Personally appeared Jessie W. Hurley and Beverly M. Hurley, 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 Wayne Hurley Building Co., INC.

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:

D. Nelson
Notary Public for Oregon

My commission expires: 2-3-79

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Or
P.O. Box 1936
Klamath Falls, Or 97601
NAME, ADDRESS, ZIP

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

Paul C. Schmidt
5482 Sherwood Drive
Klamath Falls, Or 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

instrument, including the terms thereof,
 Recorded : September 3, 1976 Book: M-76 Page: 13888
 5. An easement created by instrument, including the terms and provisions
 thereof,
 Dated : June 26, 1905
 Recorded : May 18, 1907 Book: 22 Page: 479
 In Favor Of : United States
 For : Right of way for ditches and canals
 (No exact location given).

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Transamerica Title Co.

this 6th day of April A. D. 19 78 at 3:32 o'clock P. M. of

fully recorded in Vol. M78, of Deeds on Page 6664.

W^m D. MILNE, County Clerk

By Bernetha H. Ketch

Fee \$6.00