

1-1-74

46095

WARRANTY DEED—TENANTS BY ENTIRETY

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6347

KNOW ALL MEN BY THESE PRESENTS, That **Bob Allen Gregory and Shelley Marie Gregory, husband and wife**, hereinafter called the grantor, for the consideration hereinafter stated, to the grantor, said **Clifford D. Munn and Lorena L. Munn**, 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 29, Tonatee Homes, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.** Subject, however, to the following:

1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Reservations and restrictions contained in the dedication of Tonatee Homes as shown in Exhibit "A".
4. Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".
5. Correction to Building and Use Restrictions executed by Paul (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.

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 or value given or promised, which is the whole 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 **10** 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 **Klamath**, ss.  
**April 10**, 19 **78**.

Personally appeared the above named **Bob Allen Gregory and Shelley Marie Gregory, husband and wife**

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

Notary Public for Oregon  
My commission expires **8-5-79**

**Bob Allen Gregory**  
**Shelley Marie Gregory**  
STATE OF OREGON, County of **Klamath**, ss.

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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:

**4738 Sturdivant**  
**K. Falls**

NAME, ADDRESS, ZIP

Until a change is requested all post statements shall be sent to the following address:

**Dept Nat Affair**  
**Salem**

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

McAtee and Evelyn F. McAtee, husband and wife, dated June 17, 1959, recorded June 17, 1959, in Deed Volume 313, page 355, records of Klamath County, Oregon, as shown in Exhibit "A".

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at the Klamath County Title Co., according to the official plat thereof on the 11th day of April, 1959, in Deed Volume 313, page 355, records of Klamath County, Oregon.

Notary Public for Oregon, My commission expires April 10, 1959.

3. Reservations and restrictions contained in the dedication of Tomatee Homes as shown in Exhibit "A".  
4. Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

5. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

6. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

7. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

8. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

9. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

10. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

11. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

12. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

13. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

14. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

15. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

16. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".

17. Correction to Building and Use Restrictions executed by Paul McAtee and Evelyn F. McAtee, husband and wife, dated June 11, 1959, recorded June 11, 1959, in Deed Volume 313, page 290, records of Klamath County, Oregon, as shown in Exhibit "B".