

LA 0141544 TA-38-14576

1-1-74

46143

WARRANTY DEED-TENANTS BY ENTIRETY

Vol. 18

Page

7016

KNOW ALL MEN BY THESE PRESENTS, That

G. O. ERLANDSON,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN M. YARBROUGH and CAROL A. YARBROUGH, 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 2 in Block 2 of Tract No. 1067, THE HIGHLANDS, Klamath County, Oregon. SUBJECT TO: 1. Reservations and restrictions, including the terms and provisions thereof, recorded August 27, 1948 in Book 224 at page 259, Klamath County Deed Records. 2. Restrictions, set back provisions and utility easements, as delineated on the recorded plat, but omitting restrictions, if any, based on race, color, religion or national origin. 3. 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 on July 3, 1973 in Book M-73 at page 8466, Klamath County Deed Records.

(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 those listed above - - -

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 \$11,500.00

~~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 93.010.)

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 5th day of August, 1977; 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.
August 5, 1977

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:

(OFFICIAL SEAL)

Before me: Kathy R. Mallame
Notary Public for Oregon
My commission expires 6-13-80

Notary Public for Oregon
My commission expires:

G. O. Erlandson
2026 Lawrence Street
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

John M. & Carol A. Yarbrough
1712 Chinchilla Way
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFFS&S
S-6447

NAME, ADDRESS, ZIP

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

Mr. and Mrs. John M. Yarbrough
1712 Chinchilla Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 12th day of April, 1978, at 11:02 o'clock A.M., and recorded in book M78 on page 7016 or as file/reel number 46143, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Lemetha A. Helosh Recording Officer
Deputy

Fee \$3.00