

1-1-74

47574

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 11 Page 9086

KNOW ALL MEN BY THESE PRESENTS, That Jacob T. Egalite and Delores Ann Egalite, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Phillip S. Burton and Sue A. Burton, 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:

The Westerly 88 feet of Lot 1, Block 33, HILLSIDE ADDITION, 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. Sewer use charges, if any, due to the City of Klamath Falls.
2. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.
3. Proof that there are no parties in possession, or claiming to be in possession, other than vestees.

(For continuation of this legal 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 \$25,000.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 4 day of May, 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)

Jacob T. Egalite
Delores Ann Egalite
Delores Ann Egalite

STATE OF OREGON,
County of Klamath } ss.
May 4, 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 _____

Personally appeared the above named Jacob T. Egalite and Delores Ann Egalite, husband and wife,

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

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)

(OFFICIAL SEAL)

Before me: *Lee Nelson*

Notary Public for Oregon

My commission expires 2-3-79

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
Real Estate Loan Division
P. O. Box 1933
Klamath Falls, OR 97601

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

Phillip S. & Sue A. Burton
1516 Carlyle

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

4. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

This 5th day of May, A.D. 1978 at 10:15 clock A.M., on

duly recorded in Vol. M78, of Deeds on Page 9096

Wm D. MILNE, County Clerk

[Signature]

Fee \$6.00

[Faint, mostly illegible text, likely a description of the property or a legal notice.]

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