

WARRANTY DEED—TENANTS BY ENTIRETY

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9505

47859

Larry F. Hubbard and Carol S.

KNOW ALL MEN BY THESE PRESENTS, That Hubbard, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gary A. Hayden and Barbara Sue Hayden, 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 15, Block 4, Tract No. 1087 known as FIRST ADDITION TO BANYON PARK, 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, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations, restrictions and recitals contained in that certain deed from Oregon Washington Investment Co., a corporation, to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948 and recorded October 28, 1948 in Book 226 at page 191, Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin. (Covers additional property)
(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 \$ 44,600.00. 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 93.040.) 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 7 day of May, 1978, if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized therefor by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
May 7, 1978.

Personally appeared the above named Larry F. Hubbard and Carol S. Hubbard, husband and wife,

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

Before me, Notary Public for Oregon, My commission expires 2-3-79

Larry F. Hubbard

Carol S. Hubbard

STATE OF OREGON, County of Klamath, 1978.

Personally appeared 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:

STATE OF OREGON, } ss.

County of I certify that the within instrument was received for record on the day of 1978.

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording returns First National Bank of Oregon
Klamath Falls, Oregon 97601

Until a change is requested all tax statements shall be sent to the following address: Gary A & Barbara S. Hayden
4701 ALPINE AVE
KLAMATH FALLS, OR 97601

SPACE RESERVED FOR RECORDER'S USE

9506

4. 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 : December 23, 1974 Book: M-74 Page: 16182
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Banyon Park.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
Filed for record at request of Transamerica Title Co.
this 10th day of May A. D. 1978 at 10:18 A. M. and
fully recorded in Vol. M78 of Deeds on Page 9505
W. D. MILNE, County Clerk
by *Lanucha A. Bilek*
Fee \$6.00