

01-11229

MTC 6511

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Gregory A. Brosterhous and Susan L. Brosterhous, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dick E. Bradetich and Karen Bradetich

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:

A tract of land situated in the NW $\frac{1}{4}$  of Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly line of Oxbow Street, said point being South 23° 18' 30" West a distance of 260.00 feet from the North-east corner of GRACE PARK, as shown on the duly recorded plat thereof; thence South 66° 41' 30" East at right angles to said Oxbow Street a distance of 120.00 feet; thence South 23° 18' 30" West a distance of 85.58 feet; thence North 59° 24' 30" West a distance of 123.89 feet to the Easterly line of said Oxbow Street; thence on an arc of a 16° curve to the left (central angle is 7° 17') a distance of 45.52 feet; thence North 23° 18' 30" East a distance of 24.48 feet to the point of beginning.

(For continuation of this deed see 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 \$42,000.00

~~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  $\textcircled{1}$ , 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 a ' 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 1<sup>st</sup> day of May JUNE, 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)

Gregory A. Brosterhous  
Gregory A. Brosterhous

Susan L. Brosterhous  
Susan L. Brosterhous

STATE OF OREGON, ) ss.  
County of Klamath  
May 1, 1978  
JUNE

STATE OF OREGON, County of ) ss.  
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 Gregory A. Brosterhous and Susan L. Brosterhous, husband and wife,  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: *Donald Bert Hamilton*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 3/30/81

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:

FIRST FEDERAL  
540 MAIN  
K. FALLS, OR 97601  
NAME, ADDRESS, ZIP

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

SAME

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

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Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
4. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded in Volume M66, page 5642, Microfilm Records of Klamath County, Oregon.
5. An 8 foot utility easement along Easterly side of the above described property as recorded in Volume M71, page 103, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH.

Filed for record at request of Mountain Title Co.

this 7th day of June A. D. 19 78 at 3:28 clock P.M., at

duly recorded in Vol. N78, of Deeds on Page 12141

W. D. MILNE, County Clerk

*Bunetha D. Litch*

Fee \$6.00