

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Charles Whitehead and Mavis Whitehead, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Willard J. Klipfel and Betty J. Klipfel, 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 1, COUNTRY GARDENS, 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, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Agreement between Henry E. Ankeny, et al., and the United States of America, dated February 12, 1906, recorded August 26, 1909 in Deed Volume 27 at page 340, Deed Records of Klamath County, Oregon.
4. Agreement between United States of America and J. W. Siemens, dated March 20, 1919, recorded April 19, 1919 in Book 50 at page 163 as supplemented by Contract between United States of America and J. W.

(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 \$ 56,900.00. 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 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 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 2nd day of 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)

Charles Whitehead
Charles Whitehead

Mavis Whitehead
Mavis Whitehead

STATE OF OREGON,)
County of Klamath) ss.
June 2, 1978

STATE OF OREGON, County of) ss.
1978

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 Charles Whitehead and Mavis Whitehead, husband and wife,

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

Before me: GERALD D. RUSH
(OFFICIAL SEAL) NOTARY PUBLIC
HUMBOLDT COUNTY, CALIFORNIA
My Commission Expires Dec. 9, 1980

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)

Notary Public for Oregon

My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KFF

NAME, ADDRESS, ZIP

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

KFF

NAME, ADDRESS, ZIP

STATE OF OREGON,

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/roll number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

Siemens, dated February 19, 1920, recorded June 7, 1920 in Book 52 at page 567, Deed Records of Klamath County, Oregon, for drainage purposes.

5. An easement created by instrument, including the terms and provisions thereof,
 Dated : March 13, 1951
 Recorded : March 20, 1951 Book: 246 Page: 30
 In favor of : Charles G. Axel, et ux.
 For : Pipeline for irrigation

6. An easement created by instrument, including the terms and provisions thereof,
 Dated : May 31, 1972
 Recorded : June 1, 1972 Book: M-72 Page: 5783
 In favor of : California Pacific Utilities Company
 For : Right of way 10 feet side located 90 feet East of the centerline of Homedale Road

7. Restrictions, set back provisions and utility easements, as delineated on the recorded plat of Country Gardens, but omitting restrictions, if any, based on race, color, religion or national origin.

8. 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 2, 1971 Book: M-71 Page: 12674

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on 12th day of June A. D. 1978 at 3:46 clock P. M., at

and duly recorded in Vol. M78, of Deeds on Page 199

Wm D. MILNE, County Clerk

Berntha H. Litch

Fee \$6.00