

5:002

WARRANTY DEED—TENANTS BY ENTIRETY Vol.

Page 14115

KNOW ALL MEN BY THESE PRESENTS, That Alan M. Biedermann

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard A. Ells and Pamela J. Ells, 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 19, Block 2, OREGON SHORES, TRACT NO. 1053, in the County of Klamath, State of Oregon;

Subject, however, to the following:

1. Reservations, including the terms and provisions thereof, as set forth in Land Status Report, recorded March 16, 1959 in Book 310 at page 526, Deed Records.

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the proposed plat of Tract 1053, Oregon Shores, as follows: "a 25 foot building set back line along side street lines; 16 foot utility easements, centered on lot lines or as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, with any planting or structures placed thereon by the lot owners to be at his own risk; all streets to be maintained by the lot owners within this subdivision; (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 \$ 20,000.00

~~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 ⁽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 30th 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.

Alan M. Biedermann

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
June 30, 1978

Personally appeared the above named
Alan M. Biedermann

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3/20/81

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

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:

KLEIN FIRST FEDERAL
2000 11th St.

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 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

additional restrictions or conditions as provided for in any recorded protective covenants or Homeowners Association documents.

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 : August 13, 1973 Book : M-73 Page: 10698

4. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on the 30th day of June A. D. 1978 at 10:45 o'clock A.M., and

fully recorded in Vol. M78, of Deeds on Page 14115

Wm D. MILNE, County Clerk

By *Berneta H. Hetch*

Fee \$6.00