

51007

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 14125



KNOW ALL MEN BY THESE PRESENTS, That Allen F. Bowen and Patricia J. Bowen, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Wilson F. Page & Edith M. Page, husband and wife, 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:

## PARCEL 2

The S $\frac{1}{2}$  of Tract 42, ALTAMONT SMALL FARMS, in the County of Klamath, State of Oregon, EXCEPTING a 10 foot strip off the West side thereof as more fully described in the deed from Ralph Vaden to Klamath County recorded September 11, 1944 in Book 168 at page 551, Deed Records of Klamath County, Oregon.

(For continuation of this deed see reverse side.)

(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 \$7,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which).~~ (The sentence between the symbols  $\textcircled{O}$ , 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 12th 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)

Allen F. Bowen  
Patricia J. Bowen  
Patricia J. Bowen

STATE OF OREGON, )  
County of Klamath ) ss.  
June 12, 1978

Personally appeared the above named Allen F. Bowen and Patricia J. Bowen, husband and wife,

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

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 3-22-81

STATE OF OREGON, County of ) ss.  
June 12, 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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Wilson F. Page  
4280 Canyon Rd.  
Willits, Ca. 95490

NAME, ADDRESS, ZIP

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

Mr. & Mrs.  
Address As Above

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/recd 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

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. Reservations, including the terms and provisions thereof, as set forth in deed from F. L. Weaver, et ux., to Kenneth Smith, dated December 6, 1937, recorded August 1, 1942 in Book 149 at page 101, Deed Records, for the purpose of constructing and maintaining an irrigation ditch along the boundary line. (Affects N $\frac{1}{2}$ )
4. An easement created by instrument, including the terms and provisions thereof,  
 Recorded : April 8, 1957 Book: 291 Page: 44  
 In favor of : United States of America  
 For : A Warranty Clearance easement
5. Reservations, including the terms and provisions thereof, as set forth in deed from F. L. Weaver, et ux., to Ralph E. Vaden, et ux., dated May 6, 1937, recorded May 27, 1943 in Book 155 at page 468, Deed Records, for the purpose of constructing and maintaining an irrigation ditch along the boundary line. (Affects S $\frac{1}{2}$ )
6. An easement created by instrument, including the terms and provisions thereof,  
 Dated : July 26, 1957 Book: 293 Page: 366  
 Recorded : August 2, 1957  
 From : H. S. Vaden and Lydia Vaden  
 In favor of : United States of America  
 For : A Warranty Clearance easement  
 (Affects S $\frac{1}{2}$ )

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.  
 this 30th day of June A. D. 1978 at 10:46 clock AM., and  
 duly recorded in Vol. M78, of Deeds on Page 14125

Wm D. MILNE, County Clerk

By Bernetha Adelsch

Fee \$6.00