

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

051821

KNOW ALL MEN BY THESE PRESENTS, That Gary W. Hargrave and Beverly J. Hargrave, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard L. Hubbard and Joan M. Hubbard, 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 3 in Block 4 of FIRST ADDITION TO KELENE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
3. Building setback line 20 feet from street as shown on dedicated plat.
4. Public utilities easement along rear 8 feet as shown on dedicated plat.

(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 \$39,500.00

~~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 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 5th 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)

Gary W. Hargrave
Beverly J. Hargrave
Beverly J. Hargrave

STATE OF OREGON,)
County of Klamath) ss.
June 5, 1978

Personally appeared the above named Gary W. Hargrave and Beverly J. Hargrave, 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

STATE OF OREGON, County of) ss.
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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:

First National Bank
P.O. Box 1936
Klamath Falls, OR

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

Same 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 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.

Recording Officer
By Deputy

SPACE RESERVED FOR RECORDER'S USE

07541

14460

5. Reservations as contained in plat dedication, to wit:

"(1) Building set back lines as shown on the annexed plat, (2) Utility easements as shown on the annexed plat for all present and future utilities and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance for said utilities, with no structures being permitted thereon and any planting being placed thereon at the risk of the owner, (3) The use of the land is for residential purposes only and is limited to one residential building per lot. (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority Specifications, (5) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns."

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

6th day of July

A. D. 1978 at 9:37 o'clock AM, and
duly recorded in Vol. M78, of Deeds on Page 14459

Wm D. MILNE, County Clerk

By Berntha A. Fitch

Fee \$6.00

STATE OF OREGON
COUNTY OF KLAMATH
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as filed for record in my office on the 6th day of July, A. D. 1978, at 9:37 o'clock AM, and duly recorded in Vol. M78, of Deeds on Page 14459.

STATE OF OREGON
COUNTY OF KLAMATH
I, _____, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as filed for record in my office on the 6th day of July, A. D. 1978, at 9:37 o'clock AM, and duly recorded in Vol. M78, of Deeds on Page 14459.