

1-1-74

51423

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178

Page 14762

KNOW ALL MEN BY THESE PRESENTS, That Robert B. Chilcote

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dennis A. Holub and Margaret M. Holub, 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:

Lots 39, 40 and 41 of LAKEWOOD HEIGHTS, in the County of Klamath, State of Oregon.

Subject, however, to the following: 1. Building and Plat Restrictions and Reservations, including the terms and provisions thereof, as set forth in an instrument recorded in Deed Volume 118 at page 451, and as amended and corrected by instruments recorded in Deed Volume 118 at page 475, Deed Volume 119 at page 410, and in Deed Volume 138 at page 257, Records of Klamath County, Oregon, committing restrictions herein, if any, based on race, color, religion or national origin. 2. Agreement, including the terms and provisions thereof, dated October 12, 1938, recorded in Deed Volume 118 at page 451 and corrected on October 10, 1938 and Amended in Deed Book 138 at page 257, between Mary E. O'Laughlin, Rosa McCornack and F. H. McCornack, (for continuation of this document see reverse side of this deed)

(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 \$9,500.00

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 ©, 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 27th 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)

Robert B. Chilcote

STATE OF OREGON,

County of Klamath

June 27

ss.

STATE OF OREGON, County of

19

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

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)

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires - 3-19-81

Notary Public for Oregon
My commission expires:

Robert B. Chilcote

723 Loma Linda Drive

Klamath Falls, Oregon 97601

GRANTOR'S NAME AND ADDRESS

Dennis A. and Margaret M. Holub

3910 Coronado Way

Klamath Falls, Oregon 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Dennis A. Holub

3910 Coronado Way

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Dennis A. Holub

3910 Coronado Way

Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the

day of

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

SPACE RESERVED
FOR
RECORDER'S USE

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WARRANTY DEED—TENANTS BY ENTIRETY

14763

14763

et ux: 3. Subject to easements, releases and rights of way and agreements from Rosa N. McCornack, et al., to California Oregon Power Company in Deed Volume 68 at page 281 and Deed Volume 105 at page 226 and 227. (NW $\frac{1}{4}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 23, Twp 38 S. R 8 EWM.) 4. Right of way from R. W. Geary to California Oregon Power Company, dated October 1, 1925, recorded in Deed Volume 69 at page 298 (Sec. 7, 8, 9, 15, 16, 22 and the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 23, Twp 38 S. R 8 EWM.) Grantor herein conveys a perpetual nonexclusive easement and right of way for road purposes over the following described property situated in Klamath County, Oregon; to-wit: Lots 25 and 38, Lakewood Heights Addition. Grantor acquired this perpetual nonexclusive easement and right of way for road purposes by virtue of Easement dated June 30, 1970 and recorded in Vol. M-70 at page 16687 in Deeds, Records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH;

led for record at request of: Transamerica Title Co.

on the 10th day of July A. D. 1978 at 3:57 o'clock P. M., on

July recorded in Vol. M78 of Deeds on Page 14762

W. D. MILNE, County Clerk

By Bernice A. Hetsch

Fee \$6.00

Robert H. Chilcote

STATE OF OREGON, County of Klamath, ss: I, County Clerk, do hereby certify that the within instrument was recorded for record on the 10th day of July, 1978, at 3:57 o'clock P. M., on July recorded in Vol. M78 of Deeds on Page 14762. In testimony whereof, I have hereunto set my hand and seal of office at Medford, Oregon, this 10th day of July, 1978.

STATE OF OREGON, County of Klamath, ss: I, County Clerk, do hereby certify that the within instrument was recorded for record on the 10th day of July, 1978, at 3:57 o'clock P. M., on July recorded in Vol. M78 of Deeds on Page 14762. In testimony whereof, I have hereunto set my hand and seal of office at Medford, Oregon, this 10th day of July, 1978.

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