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Vol. 778 Page

WARRANTY DEED - TENANTS BY ENTIRETY

A-29492 KNOW ALL MEN BY THESE PRESENTS, That WILLIAM E. SHUMWAY, an estate in fee simple

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GREGORY A. SMITH AND REBECCA FRANCIS SMITH 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 9 in Block 1 of Tract No. 1114, 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. Reservations of Right of Way for California and Eastern Railroad and for United States of America for fire roads, including the terms and provisions thereof, in Deed Dated February 26, 1959, recorded March 11, 1959, in Deed Vol. 310, page 430, records of Klamath County, Oregon.
- 2. Easement for roadway and utility purposes, including the terms and provisions thereof, by and between the Bank of California N.A. and E. Tharalson and Nordland, Incorporated, dated February 18, 1970, recorded February 25, 1970, in Vol. M70, page 1509, Microfilm records of Klamath County, Oregon.
- 3. Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1114. (Description continues on 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 \$ 15,000.00

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 July, 19 78; 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.

William E. Shumway (Signature) William E. Shumway

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, July 5, 19 78

STATE OF OREGON, County of, 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

Personally appeared the above named William E. Shumway

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

Notary Public for Oregon My commission expires 12-22-78 (Signature: David B. Kalita)

Before me: Notary Public for Oregon My commission expires: (OFFICIAL SEAL)

William E. Shumway  
14 Vine Street  
Tilton, New Hampshire 03276  
GRANTOR'S NAME AND ADDRESS

Gregory and Rebecca Smith  
63 Pine Street  
Ashland, Oregon 97520  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Gregory and Rebecca Smith  
63 Pine Street  
Ashland, Oregon 97520  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Gregory and Rebecca Smith  
63 Pine Street  
Ashland, Oregon 97520  
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, 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 Deputy

978 JUL 11 PM 3 30

KNOW ALL MEN BY THESE PRESENTS THAT WILLIAM E. SHUMWAY, TRUSTEE, CHARLES F. BRESLIN, TRUSTEE, and Klamath County Title Company, a Corporation, as Trustee, and Charles F. Breslin, a married man and his separate property, as Beneficiary, dated May 10, 1978, recorded June 15, 1978, in Vol. M78, page 12806, Microfilm records of Klamath County, Oregon, to secure the payments of 8,000.00.

STATE OF OREGON, COUNTY OF KLAMATH; ss. Klamath County Title Co.

led for record at request of Klamath County Title Co. on the 15th day of July 1978 at 3:38 PM. Recorded March 11, 1980, in Vol. M78, page 12806, recorded on Page 14874.

July recorded in Vol. M78 of Deeds on Page 14874.

Wm D. MILNE, County Clerk. Fee \$6.00.

3. Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1111. (Description continues on reverse side.) To have and to hold the above described and granted premises unto the said grantor hereafter and their heirs and assigns forever. And grantor hereby covenants to and with grantee and the heirs of the grantor 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. 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 \$15,000.00. (The balance between the sum of \$15,000.00 and the sum of \$8,000.00 is hereby acknowledged as being paid in full.) In witness whereof the grantor has executed this instrument this 15th day of July 1978. If a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

William E. Shumway  
 WILLIAM E. SHUMWAY

(If executed by a corporation, this signature is not valid)

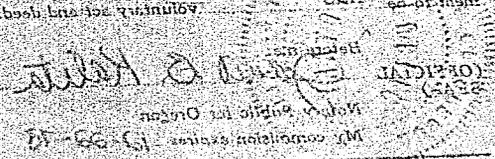
STATE OF OREGON  
 County of Klamath  
 July 2, 1978

Personally appeared  
 William E. Shumway

Personally appeared the above named  
 William E. Shumway

and acknowledged the foregoing instrument  
 and subscribed the foregoing name  
 this 2nd day of July 1978.

Notary Public for Oregon  
 My commission expires 12-29-80



STATE OF OREGON  
 County of Klamath

I certify that the within instrument was received for record on the 15th day of July 1978 at 3:38 PM, and recorded in book \_\_\_\_\_ on page \_\_\_\_\_ filed number \_\_\_\_\_ Record of Deeds of said county. Witness my hand and seal this 15th day of July 1978.

Recording Officer  
 Deputy

William E. Shumway  
 14 Vibe Street  
 Tilton, New Hampshire 03276

Gregory and Rebecca Smith  
 63 Pine Street  
 Ashland, Oregon 97520

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