

WARRANTY DEED—TENANTS BY ENTIRETY

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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, his 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

(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 5th day of July, 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.

William E. Shumway
William E. Shumway

(If executed by a corporation,
affix corporate seal)

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

Personally appeared the above named
William E. Shumway

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

Before me:
Notary Public for Oregon
My commission expires 12-22-78

STATE OF OREGON, County of) 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

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:

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

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

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14874

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Description continues as follows:

4. Trust Deed, including the terms and provisions thereof, executed by William E. Shumway, as Grantor to, 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

dated 16th day of April 1978 at 3:38 PM. Recorded February 26, 1979, recorded March 11, 1980, in need Vol. M78, page 430, recorded July recorded in Vol. M78 of Deeds on Page 14874.

Wm D. MILNE, County Clerk

records of Klamath County, Oregon. Fee \$6.00.

3. Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1114. (Description continues on reverse side.) To have and to hold the above described and limited premises unto the said grantor as tenants by the entirety, their heirs and assigns forever.

And grantor hereby covenants to and with grantee 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. 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 true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,000.00.) In witness whereof the grantor has executed this instrument this 25th day of July, 1978.

William E. Shumway

Witness my hand and seal this 25th day of July, 1978.

STATE OF OREGON

County of Klamath

July 2, 1978

Personally appeared the above named William E. Shumway.

and acknowledged the foregoing instrument voluntarily and without duress.

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

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 19th day of July, 1978.

Record of Deeds of said county.
Witness my hand and seal in County Clerk's Office.

Recording Officer
County

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

Gregory and Rebecca Smith
63 Pine Street
Ashland, Oregon 97520

Gregory and Rebecca Smith
63 Pine Street
Ashland, Oregon 97520

Gregory and Rebecca Smith
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