

A-29952

0376151803

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 15358

KNOW ALL MEN BY THESE PRESENTS, That Craig, husband and wife, Victor M. Craig and Betty L. hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles E. Ross and Helene C. Ross, 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 7, Block 13, Tract 1112, EIGHTH ADDITION TO SUNSET VILLAGE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon;

Subject, however, to the following:

1. Liens and assessments of Klamath Project and Enterprise Irrigation District and regulations, easements, water and irrigation rights in connection therewith.
2. Rules, regulations, and assessments of South Suburban Sanitary District and easements in connection therewith.
3. Rules, regulations, and assessments of Sunset Village Lighting District.
4. Reservations and restrictions contained in the dedication of Eighth Addition to Sunset Village as follows: "...subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress and egress for construction and (for continuation of this description see reverse side of this document)

(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.

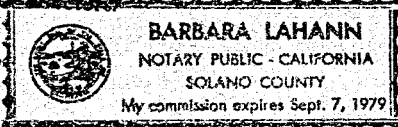
And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except as noted of record as of the date of this deed, and those apparent upon the land, if any, as 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 \$66,700.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).~~ (The sentence between the symbols $\textcircled{0}$, 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 14th 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.

(If executed by a corporation, affix corporate seal)



Victor M. Craig
Victor M. Craig

Betty L. Craig
Betty L. Craig

STATE OF ~~OREGON~~ California } ss.
County of Solano
July 14, 1978

STATE OF OREGON, County of _____) ss.
_____, 19____

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.

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

Before me:
Barbara Lahann
Notary Public for ~~California~~ California
My commission expires 9/7/79

Craig

GRANTOR'S NAME AND ADDRESS

Ross

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Charles E. Ross
3822 LaMarada Way
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings
1943 South Sixth Street
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that this 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.

SPACE RESERVED
FOR
RECORDER'S USE

By _____
Recording Officer
Deputy

maintenance of said utilities, irrigation and drainage; (2) No changes will be made in the present irrigation and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns; (3) A 25-foot building set-back line on the front of all lots and a 20-foot building set-back line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

5. Declaration of Conditions and Restrictions for Eighth Addition to Sunset Village recorded March 25, 1975, Vol. M75, page 3318, Deed Records of Klamath County, Oregon.

6. Grantees hereby assume and agree to pay the existing trust deed against said property, on which the balance currently due is \$43,477.06, and to perform in full the terms and conditions thereof, said mortgage having been made by Victor M. Craig and Betty L. Craig, husband and wife, to William Sisemore, as trustee, for Klamath First Federal Savings and Loan Association, as beneficiary, on the 13th day of October, 1977, and recorded October 13, 1977, page 19660 of Volume M77, Book of Mortgages, Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH;

led for record at request of Klamath County Title Co.

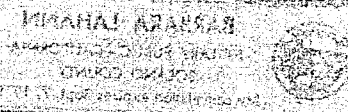
the 17th day of July A. D. 1978, at 3:10 clock P.M.,

recorded in Vol. M78 of Deeds on Page 15358

Wm D. MILNE, County Clerk

[Signature]

Fee \$6.00



STATE OF OREGON, County of

STATE OF OREGON, County of

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