

1-1-74

51865

WARRANTY DEED—TENANTS BY ENTIRETY

Page 15457

KNOW ALL MEN BY THESE PRESENTS, That Patricia A. Monroe

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Donald A. Ivey and Louise M. Ivey, 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 2, Block 9, Tract 1003, THIRD ADDITION TO MOYINA, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Moyina Heights Water District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Sanitary District.
3. An easement created by instrument, including the terms and provisions thereof, Dated: March 11, 1940 Recorded: April 5, 1940 Book: 128 Page: 267

In favor of: California Oregon Power Company For: Pole and lines

4. Restrictions, but omitting restrictions, if any, based on race, color religion or national origin, as shown on the recorded plat of Third Addition to Moyina.

(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 \$ 43,500.00

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 ©, 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 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.

Patricia A. Monroe
Patricia A. Monroe

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
July 1978

Personally appeared the above named Patricia A. Monroe

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

Before me: *James D. Baker*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires Feb 27, 1987

STATE OF OREGON, }
County of Klamath } ss.
July 1978
Personally appeared *James D. Baker* and *James D. Baker* 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: *James D. Baker*
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires Feb 27, 1987

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Ret. R.A. Pinst Fed
SUO n.a.

NAME, ADDRESS, ZIP

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

ABROU

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 18th day of July, 1978, at 10:59 o'clock A.M., and recorded in book M78 on page 15457, or as file/reel number 51865. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer
By *Barbara Sheela* Deputy

Fee \$3.00