

54711

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That **WINEMA PENINSULA INC.**, and Oregon

Corporation

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **THOMAS R. BAKER and GERTRUDE L. BAKER**, 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 cements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath**, State of Oregon, described as follows, to-wit:

Lot 3 in Block 8 **WINEMA PENINSULA UNIT #2**, Klamath County, Oregon.

SUBJECT, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof, recorded February 27, 1959 in Book 310 at page 175, Deed Records in favor of Klamath Telephone and Telegraph Company, for telephone and telegraph line. (Covers additional property)
2. Restrictions, but excluding restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Winema Peninsula Unit #2.
3. Set back provisions as delineated on the recorded plat, 25 foot set back lines along front and 20 feet along all side and back lot lines.
4. Utility easements as delineated on the recorded plat along all back and side lot lines.

(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 whatsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **2,800.00**

~~Notwithstanding to the effect that the above described premises are conveyed to the grantees as tenants by the entirety, the heirs of the survivor and their assigns, the said premises shall be conveyed to the grantees as tenants in common, each having an undivided one-half interest therein.~~ (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 15th day of September, 1975; 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 required for incorporation, affix corporate seal)

Leroy Glenger
Leroy Glenger
Elvina P. Glenger
Elvina P. Glenger

STATE OF OREGON,

County of _____

Personally appeared the above named _____

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires _____

STATE OF OREGON, County of **Klamath**) ss.

October 10, 1975

Personally appeared **Leroy Glenger** and **Elvina P. Glenger** 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

Winema Peninsula, Inc.

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:

James E. Kalita
James E. Kalita
Notary Public for Oregon
My commission expires **12-22-78**

(OFFICIAL SEAL)

Winema Peninsula, Inc.

GRANTOR'S NAME AND ADDRESS

Thomas R. and Gertrude L. Baker

GRANTOR'S NAME AND ADDRESS

After recording a check for _____

Thomas R. and Gertrude L. Baker

Winema Peninsula, Inc.
P.O. Box 376
Elsie, Oregon

With a check recorded at the statement of (1) (2) (3) and in the following address:

Thomas R. and Gertrude L. Baker

NAME, ADDRESS AND CITY

STATE OF OREGON,

County of **Klamath**) ss.

I certify that the within instrument was received for record on the **11th day of September, 1978**, at **10:00 o'clock A.M.**, and recorded in book **M78** on page **19964** or as file/reel number **54714**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By _____ Deputy

Fee \$3.00