

01-4060 T/A 35 16420

RECORDING DEED

55075

WARRANTY DEED - TENANTS BY ENTIRETY

STEVENS-DESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Page 20521

KNOW ALL MEN BY THESE PRESENTS, That John I. Hallmark and Norma Hallmark, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Frank A. Succo, 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:

Tract 83, PLEASANT HOME TRACTS NO. 2, in the County of Klamath, State of Oregon.

- Subject, however, to the following:
1. 1978-1979 taxes, a lien in an amount to be determined, but not yet payable;
 2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls;
 3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District;
 4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
- (For continuation of this deed, see reverse side of this deed.)

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, covenants with grantor and the heirs of the survivor and their assigns, that grantor is lawfully seised 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 maintain 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 \$69,000.00

~~And the grantor hereby covenants, covenants with grantor and the heirs of the survivor and their assigns, that grantor is lawfully seised 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.~~

In continuing this deed and hereby 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 September, 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.

John I. Hallmark
Norma Hallmark
John I. Hallmark
Norma Hallmark
his atty in fact

(If wife and be a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath
September 14, 1978

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.

Personally appeared the above named John I. Hallmark and Norma Hallmark, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 11-12-78

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

SHASTA BRANCH Klamath First Federal Savings & Loan Association

SHASTA BRANCH Klamath First Federal Savings & Loan Association

STATE OF OREGON, County of _____ ss.

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/real number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

3. Easements and restrictions shown in a deed recorded on October 2, 1945 in Book 180, at page 427, Deed Records of Klamath County, Oregon, for ditches and pipelines, and 30 foot set back line.
 4. Subject to the requirements and provisions of ORS Chapter 481, pertaining to the registration and transfer of ownership of a mobile home, and any interest of liens disclosed thereby.

STATE OF OREGON, COUNTY OF KLAMATH

STATE OF OREGON,

County of Klamath

On this the 14th day of September, 1978, personally appeared Norma Hallmark

who, being duly sworn (or affirmed), did say that she is the attorney in fact for John I. Hallmark and that she executed the foregoing instrument by authority of and in behalf of said principal; and she acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal)

Donald V. Brown

Notary Public for State of Oregon
 My Commission Expires: 11-12-78
 (Title of Officer)

STATE OF OREGON, COUNTY OF KLAMATH; ss

for record of request of Transamerica Title Co.

15th day of September A.D. 1978 at 3:38 clock P.M. or
 recorded in Vol. 178 of Deeds on Page 20521

Wm D. MILNE, County Cl-

Wm D. Milne

Fee \$6.00