

30202

38-16323

WARRANTY DEED—GRANTOR'S OATH—(To be filled in by grantor)

STEVEN'S DEED LAW FIRM, 1000 SPRING ST., PORTLAND, OR 97204

55134

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That David J. Kiblen and Connie M. Kiblen, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Douglas W. Davies and Jean R. Davies, 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 15, Block 14, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.

(For continuation of this document, see reverse side of this deed.)

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 \$ 50,500.00. ~~Consideration, the actual consideration, consists of and includes other property or value given or promised which is part of the consideration (indicate in this line). (The words in 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, 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.

David J. Kiblen
David J. Kiblen
Connie M. Kiblen
Connie M. Kiblen

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath,
September 15th, 1978.

STATE OF OREGON, County of _____ ss.
Personally appeared _____, 19____

Personally appeared the above named David J. Kiblen and Connie M. Kiblen, husband and wife,

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

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

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

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording, return to:
First National Bank of Oregon
Real Estate Department
P. O. Box 1000
Klamath Falls, Oregon 97603
Until a change is requested all tax statements shall be sent to the following address:
Douglas W. Davies
5000 SOUTH AVENUE
KLAMATH FALLS, OREGON 97603
NAME, ADDRESS, ETC.

STATE OF OREGON, _____ ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock A.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.
By _____ Recording Officer
Deputy

- 4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.
- Recorded : September 3, 1976 Book: M-76 Page: 13888
- 5. An easement created by instrument, including the terms and provisions thereof.
- Dated : June 26, 1905 Book: 22 Page: 479
- Recorded : May 18, 1907
- In favor of : United States
- For : Right of way for ditches and canals.
- (no exact location given)
- 6. 1978-1979 taxes, a lien in an amount to be determined, but not yet payable.

STATE OF OREGON; COUNTY OF CLATSOP; ss.

Transamerica Title Co.

This for record at request of _____

on the _____ day of September 1978 at 3:46 P.M., or _____

Deeds

on Page 20595

W. D. MILNE, County Clerk

[Signature]

Fee \$6.00

STATE OF OREGON

County of _____

[Signature]

RECORDED

INDEXED

FILED

SEP 11 1978

CLATSOP