

56010

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 78 Page 21952

KNOW ALL MEN BY THESE PRESENTS, That Western Sun Properties hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jack L. Bennett and Joyce Bennett, 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 5, Block 48, Buena Vista, according to the official plat thereof on file in the office of the Klamath County Clerk, Klamath County, Oregon.

Subject, however, to the following:  
1. The taxes for 1978-1979 are now a lien, but not yet payable.  
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.  
3. Subject to easement for sewer, including the terms and provisions thereof from The Klamath Development Co. to City of Klamath Falls, dated April 17, 1930, recorded June 12, 1930, on page 353 of Volume 91 of Deeds, records of Klamath County, Oregon, across the Southerly portion of said property.  
(For continuation of this document, 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 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 \$41,900.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 2 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.

(If executed by a corporation, affix corporate seal)

WESTERN SUN PROPERTIES

By: Steve Joss

By: Mary Ann Joss By Steve Joss

STATE OF OREGON, County of Klamath, 19 September 2, 1978

Personally appeared

and 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:

Notary Public for Oregon  
My commission expires: 2-3-79

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.  
September 2, 1978

Personally appeared the above named Western Sun Properties

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

Before me: [Signature]  
Notary Public for Oregon  
My commission expires 2-3-79

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

First National Bank of Oregon  
Real Estate Loan Division  
P. O. Box 1936  
Klamath Falls, Ore. 97601

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

Jack L. Bennett  
238 W. Oregon  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 2 day of September, 1978, at 10 o'clock A.M., and recorded in book 78 on page 21952 or as file/reel number 78-21952, Record of Deeds of said county.

Witness my hand and seal of County affixed.

By [Signature] Recording Officer  
Deputy