

38-16518 01-11 387

1-1-74 56088 WARRANTY DEED--TENANTS BY ENTIRETY Vol. 177 Page 22080

KNOW ALL MEN BY THESE PRESENTS, That MARY ALICE REEVES, who acquired title as MARY ALICE DIXON, hereinafter called the grantor, for the consideration hereinafter stated to grantor paid by TOM H. SLAYTON and ELLEN F. SLAYTON, 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 16, BAILEY TRACTS, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM a portion of Lot 16 of BAILEY TRACTS, more particularly described as follows:

Beginning at the Northwest corner of said Lot 16; thence North 89°52' East along the Northerly line of said lot a distance of 154.275 feet; thence in a Southerly direction on a line which is parallel with the West line of said lot a distance of 66.5 feet; thence Westerly along a line which is parallel with the North line of said lot a distance of 154.275 feet to the West line of said lot; thence Northerly along the said West line of said lot a distance of 66.5 feet to the point of beginning.

(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:

See Exhibit "A" attached hereto and by this reference made a part hereof,

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 \$38,500.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$38,500.00~~

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 3rd day of OCTOBER, 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.

Mary Alice Reeves

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
OCTOBER 3rd, 19 78

Personally appeared the above named
Mary Alice Reeves

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

Before me: *Ronald A. Page*
Notary Public for Oregon
My commission expires 4/24/81

(OFFICIAL SEAL)

STATE OF OREGON, County of _____) ss.
_____, 19____

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.

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

Mary Alice Reeves
2643 Kane Street
Klamath Falls, OR 97601
GRANTOR'S NAME AND ADDRESS
Tom H. & Ellen F. Slayton
4406 Clinton
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to:
Tom H. & Ellen F. Slayton
4406 Clinton
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Tom H. & Ellen F. Slayton
4406 Clinton
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

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

By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

EXHIBIT "A"
WARRANTY DEED
REEVES - SLAYTON

22081

EXCEPTIONS:

1. Taxes for the year 1978-79 are now a lien 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.

STATE OF OREGON; COUNTY OF KLAMATH; ■

Filed for record at request of Transamerica title co.

this 4th day of October A. D. 1978 at 10:54 o'clock A. M., and
fully recorded in Vol. M78, of Deeds on Page 22080

W. D. MILNE, County Clerk

By Sumner A. Gelsch

Fee \$6.00