

1-1-74

56485

WARRANTY DEED - TENANTS BY ENTIRETY Vol. 78 Page 22706



KNOW ALL MEN BY THESE PRESENTS, That STEVE W. WILSON and DORIS C. WILSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EARLE G. MILBRADT and RUTH A. MILBRADT, 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:

Lots 14, 15, 16 in PONDEROSA PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however to the following:

1. Easement, including the terms and provisions thereof, granted to the City of Chiloquin, by instrument recorded January 21, 1959 in Volume 309, page 25, Deed records of Klamath County, Oregon. (Affects the rear 7 1/2 feet of each lot).
2. Restrictions as contained in plat dedication, to wit:  
"Subject to a 7 1/2 foot easement along the back of all lots for present and future public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

(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 \$ 6,600.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 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.

(If executed by a corporation, affix corporate seal)

Steve W. Wilson  
Doris C. Wilson

STATE OF OREGON, California )  
County of Contra Costa ) ss.  
October 3, 1978

STATE OF OREGON, County of ) ss.  
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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:

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires:

LOIS V. ZUCHELLA

PRINCIPAL OFFICE IN CONTRA COSTA COUNTY

Personally appeared the above named Steve W. Wilson and Doris C. Wilson

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

Before me: Lois V. Zucchella  
Notary Public for Oregon  
My commission expires 12/7/79

Mr. and Mrs. Steve W. Wilson  
18 Angi Lane  
Concord, CA 94521  
GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Earle Milbradt  
Rt. 5, Box 1348, No. 97  
Klamath Falls, OR 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Mr. and Mrs. Earle Milbradt  
Rt. 5, Box 1348, No. 97  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Mr. and Mrs. Earle Milbradt  
Rt. 5, Box 1348, No. 97  
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 11th day of October, 1978, at 10:37 o'clock A.M. and recorded in book M78 on page 22706 or as file/reel number 56485

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By Bernice A. Hutch Deputy

Fee \$3.00