

1-1-74

38-16776
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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 24235

KNOW ALL MEN BY THESE PRESENTS, That Marian L. Hartley aka Marian L. Hazen

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Theodore D. Christiansen and Harriet L. Christian, 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 3, Block 6, FIRST ADDITION TO KELENE GARDENS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Taxes for the year 1978-1979 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 Klamath Irrigation District.
 4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
- (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 \$ 38,000.00

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 27 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)

STATE OF OREGON,

County of Klamath } ss.
October 27, 1978.

Personally appeared the above named
Marian L. Hartley aka
Marian L. Hazen

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

Before me

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2-3-79

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____, 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After record First National Bank of Oregon

Real Estate

P. O. Box 1936

Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

Theodore D. & Harriet Christiansen
4821 Narbonne Road
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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/roll number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

RECORDED

24236

Recorded : Book: M-68 Page: 3337

6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of First Addition to Kelene Gardens.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of Transamerica Title Co.

27th day of October A. D. 1978 at 11:12 clock AM.

Duly recorded in Vol. M78 of Deeds on Page 24235

Wm D. MILNE, County Clerk

Berntha J. Helosh

Fee \$6.00

NOTARY PUBLIC
J. L. HARRIS

(OFFICIAL)
SHE

Notary Public for Oregon
J. L. Harris

STATE OF OREGON

County of Klamath
I certify that the within instrument was recorded for record in the public records of this county on the 27th day of October, 1978, at 11:12 AM, and was duly recorded in Vol. M78 of Deeds on Page 24235.

Notary Public for Oregon
J. L. Harris