

57651

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 178 Page 24555

KNOW ALL MEN BY THESE PRESENTS, That Richard L. Byram and Colleen J. Byram, husband and wife,
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard E. Dumont and Bonnie L. Dumont, 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 4, Block 2, CASA MANANA, 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 payable.
 2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
 3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 4. Reservations and easements, including the terms and provisions thereof, as set forth in a deed from Pete Sather and Helen Sather, husband and wife, to Boyd F. Sprague and Georgiana C. Sprague, husband and wife, dated September 27, 1946, recorded August 11, 1950 in Book 241 at page 192, Deed Records.
- (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 \$41,000.00
~~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 (1), 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 26 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.

Richard L. Byram
Richard L. Byram
Colleen J. Byram
Colleen J. Byram

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
October 26, 1978

Personally appeared the above named Richard L. Byram and Colleen J. Byram, husband and wife,

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

Notary Public for Oregon
My commission expires Aug 16, 1982

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: (OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
First National Bank
Real Estate Department
P. O. Box 1000
Klamath Falls, OR 97601
Until change is requested all tax statements shall be sent to the following address:
Richard E. Dumont
5706 Cass Ave. SE
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

