

57949

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 24991

KNOW ALL MEN BY THESE PRESENTS, That David H. Ames and Nancy K. Ames, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harold L. Ross and Diana M. Ross, 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 51, Block 3, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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. An easement created by instrument, including the terms and provisions thereof,

Dated : June 26, 1905

Recorded : May 18, 1907

Book: 22

Page: 479

In favor of : United States of America

(No specific location of record)

3. An easement created by instrument, including the terms and provisions 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,

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 \$53,500.00

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 November 1, 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)

David H. Ames
Nancy K. Ames

STATE OF OREGON,

County of Klamath Linn } ss.

November 1, 1978.

Personally appeared the above named David H. Ames and Nancy K. Ames, husband and wife,

and acknowledged the foregoing instrument their voluntary act and deed.

Before me:

Barbara Kelly
Notary Public for Oregon

My commission expires 9/19/82

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording First National Bank of Oregon
Real Estate Loan Division
P.O. Box 1066
Klamath Falls, Ore. 97601

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

Harold L. & Diana M. Ross
5164 Ankeny
Klamath Falls, OR 97601

SPACE RESERVED
FOR
RECORDER'S USE

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/real number _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

10245

0087

24992

Dated : May 1, 1945
Recorded : May 15, 1945 Book: 176 Page: 284
In favor of : California Oregon Power Company
For : Right of way for pole lines
(No specific location)

4. Restrictions, but omitting restrictions, if any, based on race, color, religion, or national origin, as shown on the recorded plat of Tract No. 1064, First Addition to Gatewood.

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.

Recorded : September 3, 1976 Book: M-76 Page: 13888

6. Regulations, including levies, liens, and utility assessments of the City of Klamath Falls.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on the 6th day of November A. D. 1978 at 3:24 clock P.M., at

filed recorded in Vol. M78, of Deeds on Page 24991

Wm D. MILNE, County Clerk

By Bernetha Schick

Fee \$6.00

Wm D. MILNE
County Clerk

STATE OF OREGON

I, County Clerk of Klamath County, Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in my office on the 6th day of November, 1978, at 3:24 P.M., and is a true and correct copy of the original instrument filed for record in my office on the 6th day of November, 1978, at 3:24 P.M., and is a true and correct copy of the original instrument filed for record in my office on the 6th day of November, 1978, at 3:24 P.M.

Witness my hand and seal of office this 6th day of November, 1978.

Wm D. MILNE