

434085

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 26086

58604

KNOW ALL MEN BY THESE PRESENTS, That James S. Wright and Patricia A. Wright, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Bobby Forbes and Betty Forbes, 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:

Beginning at a point 40 feet South of the Northwest corner of Lot 441 in BLOCK 126 of MILLS ADDITION to the City of Klamath Falls, Oregon; thence East 100 feet; thence South 40 feet; thence West 100 feet; thence North 40 feet to the place of beginning; being of a portion of Lots 440 and 441 in Block 126 of MILLS ADDITION to the City of Klamath Falls, Oregon, 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. Taxes for the fiscal year 1978-1979, due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Reservations and restrictions as contained in deed recorded August 5, 1929, in Volume 37, page 535, Deed Records of Klamath County, Oregon, from Klamath Korporation

(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 \$37,900.00

~~However, the actual consideration consists of or includes other property or value given or promised which is~~ part of the consideration (in lieu of 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 15th day of November, 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)

James S. Wright
Patricia A. Wright

STATE OF OREGON, }
County of Klamath } ss.
November 15, 1978.

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:

Personally appeared the above named James S. Wright and Patricia A. Wright, husband and wife,

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

Notary Public for Oregon
My commission expires 3/20/81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL

NAME, ADDRESS ZIP

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

SAME

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.

Recording Officer

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

4. A Sewer Easement created by instrument, including the terms and provisions thereof,
 Dated: April 22, 1937
 Recorded: February 7, 1945
 Volume: 173, page 189, Microfilm Records of Klamath County, Oregon
 In favor of: The North 40 feet of Lots 440 and 441 of the above mentioned Subdivision over and across the central 40 feet of Lots described above

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Mountain Title Co.

on 17th day of November

A. D. 1978 at 3:28 clock P. M., at

uly recorded in Vol. 173, of Deeds

on Page 26086

Wm D. MILNE, County Clerk

By Berntha A. Ketch

Fee \$6.00