

MTC # 7268

1-174

58308

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 718 Page 26434



KNOW ALL MEN BY THESE PRESENTS, That Peter C. Price and Bonner Z. Price, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Roy K. Petersen and Karen L. Petersen, 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 11 in Block 3 of TRACT 1000, SECOND ADDITION TO SUNSET VILLAGE, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 4. This property lies within and is subject to the levies and assessments of the Sunset Village Lighting District.
- (For continuation of this document see reverse side of this deed.)

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 \$58,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 17th 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)

STATE OF OREGON,)
County of Klamath) ss.
November 17, 1978

Personally appeared the above named Peter C. Price and Bonner Z. Price, husband and wife,

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 2-3-79

STATE OF OREGON, County of) ss.
November 17, 1978

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:
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank
P.O. Box 1936
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Roy K. Petersen
6006 Hazel Drive
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

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

5. Restrictions, setback lines and utility easements as set forth in the plat and dedication of Second Addition to Sunset Village, omitting restrictions, if any, based on race, color, religion or national origin.
6. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded April 8, 1970, in Volume M70, page 2738, Microfilm Records of Klamath County, Oregon.

RECORD OF DEEDS, Klamath County, Oregon, Volume M70, Page 2738, Microfilm Records of Klamath County, Oregon, April 8, 1970.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Subscribed and sworn to before me this 22nd day of November, 1978, at Medford, Oregon, by the undersigned, a Notary Public for said County of Klamath, and subject to the authority of the State of Oregon, in and to the effect that the foregoing instrument is a true and correct copy of the original thereof, as the same appears from the records of said County of Klamath, and that the said instrument is a true and correct copy of the original thereof, as the same appears from the records of said County of Klamath, and that the said instrument is a true and correct copy of the original thereof, as the same appears from the records of said County of Klamath.

22nd day of November A. D. 1978 at 11:40 clock A. M., on July recorded in Vol. M78, of Deeds on Page 26434

Wm D. MILNE, County Clerk

By *Bernice A. Ritsch*

Fee \$6.00

THE STATE OF OREGON, County of Klamath, ss. I, the undersigned, a Notary Public for said County of Klamath, do hereby certify that the foregoing instrument is a true and correct copy of the original thereof, as the same appears from the records of said County of Klamath, and that the said instrument is a true and correct copy of the original thereof, as the same appears from the records of said County of Klamath.

Donner C. Brigg
Donner C. Brigg

STATE OF OREGON, County of Klamath, ss.

Subscribed and sworn to before me this 22nd day of November, 1978, at Medford, Oregon, by the undersigned, a Notary Public for said County of Klamath, and subject to the authority of the State of Oregon, in and to the effect that the foregoing instrument is a true and correct copy of the original thereof, as the same appears from the records of said County of Klamath, and that the said instrument is a true and correct copy of the original thereof, as the same appears from the records of said County of Klamath.

Notary Public for Oregon
My commission expires

STATE OF OREGON

County of Klamath
I certify that the within instrument is a true and correct copy of the original thereof, as the same appears from the records of said County of Klamath, and that the said instrument is a true and correct copy of the original thereof, as the same appears from the records of said County of Klamath.

Notary Public
Donner C. Brigg