

1-1-74

58830

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 78 Page 26472

KNOW ALL MEN BY THESE PRESENTS, That Frank A. Succo and Beverly P. Succo, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Eodney G. Klein and Dorothy M. Klein 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:

The S $\frac{1}{2}$  of Lot 7, Block 6, PLEASANT VIEW TRACTS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. Reservations as shown in Deed from C. C. Lewis and Caroline W. Lewis, husband and wife, to Lenora Kimmel and W. J. Kimmel, husband and wife, recorded June 24, 1944 in Book 166 at page 315, Deed Records.
4. Taxes for the year 1978-1979.

(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 \$28,500.00. 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 22nd 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)

Frank A. Succo  
Beverly P. Succo

STATE OF OREGON,  
County of Klamath } ss.  
November 22, 1978

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
November 22, 1978

Personally appeared the above named Frank A. Succo and Beverly P. Succo, husband and wife

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

Notary Public for Oregon  
My commission expires 11-12-82

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 \_\_\_\_\_

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.

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Rodney G. Klein  
256 Pro Laguna  
Klamath Falls, Oregon

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

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of November, 1978, at 3:40 o'clock P.M., and recorded in book M78 on page 26472 or as file/reel number 58830, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
Beverly P. Succo Deputy

Fee \$3.00