

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 28319



KNOW ALL MEN BY THESE PRESENTS, That THOMAS R. BAKER and GERTRUDE L. BAKER, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LEONARD DAVID BROWN and PHYLLIS NELSON BROWN, 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 6 Block 8 of Tract 1019, WINEMA PENINSULA UNIT #2, 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. 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, as contained in dedicated plat.

2. Deed of Tribal Property, including the terms and provisions thereof, as contained in Deed dated February 25, 1959, recorded February 27, 1959, in Volume 310, page 175, Deed Records of Klamath County, Oregon.

(For a continuation of this description, see the reverse side.)

(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 \$ 5,500.00

However, the actual consideration consists of or includes other property or value given or promised which is 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 4th day of December, 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, California } ss.
County of San Diego
December 4, 1978 = 19 78

Personally appeared the above named
Thomas R. Baker and Gertrude L. Baker, husband and wife
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Dorothy M. Lonngren
Notary Public for Oregon
My commission expires January 11, 1979

STATE OF OREGON, County of _____, 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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be their voluntary act and deed.

Before me:



OFFICIAL SEAL (OFFICIAL SEAL)
DOROTHY M. LONNGREN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY

My Commission Expires Jan. 11, 1979

Thomas R. and Gertrude L. Baker
PO Box 2397
El Cajon, CA 92021

GRANTOR'S NAME AND ADDRESS

Leonard and Phyllis Brown
PO Box 802
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Leonard David & Phyllis Nelson Brown
PO Box 802
Chiloquin, OR 97624
NAME, ADDRESS, ZIP

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

Leonard David & Phyllis Nelson Brown
PO Box 802
Chiloquin, OR 97624
NAME, ADDRESS, ZIP



OFFICIAL SEAL
DOROTHY M. LONNGREN
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
SAN DIEGO COUNTY

My Commission Expires Jan. 11, 1979

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of _____

I certify that the within instru-
ment 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

5057 TTT

28100

28382

WARRANTY DEED - TENANTS BY ENTIRETY

Continuation of description.

- 3. Easement including the terms and provisions thereof, as contained in Deed Recorded February 27, 1959 in Deed Volume 310, page 175, Deed Records of Klamath County, Oregon, in favor of Klamath Telephone Company
- 4. Set back provisions as delineated on the recorded plat, 25 feet set back lines along front and 20 feet along all side and back lot lines.
- 5. Utility easements as delineated on the recorded plat along all back and side lot lines.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

I, ~~XXXXXXXXXX~~, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the office of the County Clerk of Klamath County, Oregon, on the 19th day of December 1978 at 2:30 o'clock P.M., and

Subscribed and sworn to before me on Page 28319 Deed Vol. M-78, recorded February 27, 1959, recorded February 27, 1978, in Deed Records of Klamath County, Oregon, Fee \$6.00

Jaqueline J. Mollee

To Have and to hold the above described and granted premises unto the said Grantee as tenants by the entirety, their heirs and assigns forever.

And Grantor hereby covenants to and with Grantee and the heirs of the grantor and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises and from all encumbrances, except as noted on record as of the date of this deed and those appearing upon the plat.

It is my duty 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 claimed under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$2,500.00.

However, the actual consideration consists of or includes other property or interest in real estate, which is described in the deed, and which is not included in the above stated consideration.

In consideration of the sum of \$2,500.00 and where the context so requires, the singular includes the plural and all grammatical changes shall be made to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the Grantor has executed this instrument this 19th day of December 1978.

It is a corporate grantor, it has caused its name to be signed and sealed after by its officers, duly authorized thereto by order of its board of directors.

Thomas R. Baker

Gertrude J. Baker

STATE OF OREGON, California
County of San Diego
December 4, 1978 = 1978

Personally appeared the above named Thomas R. Baker and Gertrude J. Baker, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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 correct seal of said corporation and that said instrument was signed and sealed in full of said testimony by authority of its board of directors, and each of them acknowledged and subscribed the foregoing instrument before me.

BEFORE ME,

NOTARY PUBLIC IN AND FOR THE STATE OF OREGON

ROBERT M. LOMBARD



Thomas R. and Gertrude J. Baker
TO Box 2837
Ti Cajon, CA 92021
Leonard David & Phyllis Brown
PO Box 802
Chico, CA 95924
Leonard David & Phyllis Brown
PO Box 802
Chico, CA 95924



County of Klamath
I certify that the within instrument was recorded for record on the day of 1978 at 1:00 P.M. and recorded in Book 10, Page 175, Deed Records of Klamath County, Oregon.

Recording Office
Deputy