

59939

WARRANTY DEED-TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That BOBBY RALPH McCLELLAN, as trustee under the Declaration of Trust entitled McClellan Family Trust hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by HARVEY D. YATES and MARIA D. YATES, 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:

As to a one-half undivided interest in the following:

Lots 6 and 7, Block 3, SOUTH CHILOQUIN ADDITION, 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. Reservations as contained in Deed recorded in Volume 292, page 96, Records of Klamath County, Oregon, as follows:

"Subject to Sewer Easement to City of Chiloquin, Oregon."

2. Reservations and restrictions as contained in Correction Deed recorded in Volume 350, page 342, Records of Klamath County, Oregon, as follows:

"Reserving a right of way for the Cities sewer lines as presently constructed on said premises. . . with the right to enter upon said premises for the purpose of maintaining, repairing or replacing said sewer lines."

(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 \$3,100.00. ~~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 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)

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

Personally appeared the above named

Bobby Ralph McClellan

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

(OFFICIAL SEAL)

Before me: Sharon Allen
Notary Public for Oregon
My Commission expires 10-5-82

Bobby Ralph McClellan
952 Chippendale
Glendora, CA 91340
GRANTOR'S NAME AND ADDRESS

Harvey, Maria and Manuela Yates
4117 Tennyson St.
San Diego, CA 92107
GRANTEE'S NAME AND ADDRESS

After recording return to:

Harvey, Maria, and Manuela Yates
4117 Tennyson St.
San Diego, CA 92107
NAME, ADDRESS, ZIP

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

Harvey, Maria and Manuela Yates
4117 Tennyson St.
San Diego, CA 92107
NAME, ADDRESS, ZIP

X Bobby Ralph McClellan
as trustee under that Declaration of Trust
entitled McClellan Family Trust

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ and

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.

Before me: _____
Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

STATE OF OREGON, _____ } ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of December, 1978, at 2:30 o'clock P.M., and recorded in book M-78 on page 28323 or as file/reel number 59939.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Jacqueline J. Milne, Recording Officer
Deputy

Fee \$3.00