

60592

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Wayne Hurley Building Company, Inc.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Thomas Alvarez and Beatrice E. Alvarez, 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 16, Block 12, Tract No. 1064, FIRST ADDITION TO GATEWOOD, in the County of Klamath, State of Oregon. Less the South 5 feet thereof.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. An easement created by instrument, including the terms and provisions thereof,

Dated : June 26, 1905
 Recorded : May 18, 1907 Book: 22 Page: 479
 In favor of : United States of America
 (No specific location of record)
 (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 \$54,000.00
~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols ①, 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 4 day of JANUARY, 1979, 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.

WAYNE HURLEY BUILDING COMPANY, INC.

By: *Jessie W. Hurley*
 By: *Beverly M. Hurley*

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
 County of) ss.
 , 19

Personally appeared the above named

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
 My commission expires

STATE OF OREGON, County of Klamath) ss.
 JANUARY 4, 1979

Personally appeared Jessie W. Hurley and Beverly M. Hurley 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 Wayne Hurley Building Company, Inc.,

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:

L. Nelson
 Notary Public for Oregon

My commission expires:

2-3-79

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
 Klamath Falls RELO-P. O. Box 1936
 Klamath Falls, Oregon 97601
 NAME, ADDRESS, ZIP

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

Thomas & Beatrice E. Alvarez
 5413 Brentwood Drive
 Klamath Falls, Oregon 97601
 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.

By

Recording Officer
 Deputy

3. An easement created by instrument, including the terms and provisions thereof,

Dated : May 1, 1945
 Recorded : May 15, 1945 Book: 176 Page: 284
 In favor of : California Oregon Power Company
 For : Right of way for pole lines
 (No specific location)

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of the First Addition to Gatewood.

5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

Recorded : September 3, 1976 Book: M-76 Page: 13888

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request of~~

this 4th day of January A. D. 1979 at 3:31 o'clock P. M., at

uly recorded in Vol. M-79, of Deeds on Page 402

Wm D. MILNE, County Clerk

Fee \$6.00

Jaqueline J. Mettler