

60605

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1179 Page 428

KNOW ALL MEN BY THESE PRESENTS, That Jerry O. Anderson and Peggy

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert C. Watson and Jean P. Watson, 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 1, Block 5, Tract No. 1091, LYNNWOOD, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Set back provisions as delineated on the recorded plat of Lynnewood, 20 feet from front lot line.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Lynnewood.
4. 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 : July 20, 1973

Amended : June 9, 1976

Book: M-73

Book: M-76

Page: 9383

Page: 8487

(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 \$76,500.00. 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 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.

(If executed by a corporation, affix corporate seal)

Jerry O. Anderson
Peggy J. Anderson

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

Personally appeared the above named Jerry O. Anderson and Peggy J. Anderson, 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 Klamath) ss.
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 of Oregon
Real Estate Division
P. O. Box 1403
Klamath Falls, Oregon 97601

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

Robert C. Jean P. Watson
720 1st Avenue
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.
County of Klamath
I certify that the within instrument was received for record on the 5th day of January, 1979, at 10:38 o'clock AM., and recorded in book 11-79 on page 428 or as file/reel number 60605
Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne

By Jacqueline J. Miller
Recording Officer
Deputy

Fee \$3.00