

1-1-74

60811

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 779 Page 747



KNOW ALL MEN BY THESE PRESENTS, That Floyd L. Lounsbury and Sherry Lounsbury, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Donald M. Case and Kathleen A. Case, 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 24, Block 3, Tract No. 1087, FIRST ADDITION TO BANYON PARK, 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. Regulations, restrictions and recitals contained in that certain deed from Oregon Washington Investment Co., a corporation to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948, and recorded October 28, 1948, in Book 226 at page 191, Deed Records of Klamath County, Oregon, omitting restrictions herein, if any, based on race, color, religion or national origin. (Covers additional property)
- (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 \$ 44,000.00

~~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 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 10 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)

Floyd L. Lounsbury
Floyd L. Lounsbury
Sherry Lounsbury
Sherry Lounsbury

STATE OF OREGON, }
County of Klamath } ss.
January 10, 1979.

Personally appeared the above named Floyd L. Lounsbury and Sherry Lounsbury, 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 _____) ss.
_____, 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 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:

(OFFICIAL SEAL)

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 Department
P. O. Box 1936
Klamath Falls, OR 97601

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

Donald M. & Kathleen A. Case
4604 Alpine Dr.
Klamath Falls, OR 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

SPACE RESERVED
FOR
RECORDER'S USE

3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
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 : December 23, 1974 Book: M-74 Page: 16182
 (Note: This instrument erroneously names Banyon Park and should be corrected to read First Addition to Banyon Park)
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of First Addition to Banyon Park.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

on the 10th day of January A. D. 1979 at 10:50 o'clock A. M.

Truly recorded in Vol. M79, of Deeds on Page 747

Wm D. MILNE, County Clk

By Bernard A. Litch

Fee \$6.00