

1-1-74

62076

WARRANTY DEED - TENANTS BY ENTIRETY

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2836

KNOW ALL MEN BY THESE PRESENTS, That Jordys Gail Hayes

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James R. Titus and Fredia J. Titus, 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:

The NE1/4 and the NW1/4 Section 36, Township 38 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Subject, however, to the following: Rights of the public in and to any portion of said premises lying within the limits of roads and highways.

2. Reservations and restrictions, including the terms and provisions thereof, contained in the deed from Florence W. Hunter formerly Florence Wendling Funster and J. J. Funster, her husband to Vienna Robinson, dated June 2, 1944, recorded July 24, 1944, in Deed Volume 167 at page 292, omitting restrictions, herein, if any, based on race, color, religion or national origin. (NW1/4, NE1/4, Sec. 36, Twp 38 S. R 10 EWM)
 (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 \$100,000.00

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 (), 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 1st day of February, 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)

Jordys Gail Hayes
 Jordys Gail Hayes

STATE OF OREGON,)
 County of Klamath) ss.
 February 1st, 1979.

Personally appeared the above named
 Jordys Gail Hayes

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

Before me: Donald B. Hamilton
 (OFFICIAL SEAL)
 Notary Public for Oregon
 My commission expires 3/30/81

STATE OF OREGON, County of) ss.
 Personally appeared , 19
 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 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:
 Klamath First Federal
 640 MAID
 R.F.D.
 NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
 SAME
 NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
 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.

By Recording Officer
 Deputy

RECEIVED 3:35 PM

