

62325

WARRANTY DEED - TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS; That Hazel G. Holcomb

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Thomas F. McGarry and Louise M. McGarry, 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 South 20 feet of the West 57 feet of Lot 81 and the West 57 feet of Lot 82, CASITAS, 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. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
 2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith.
 3. Rules, regulations and assessments of South Suburban Sanitary District.
 4. Reservations and restrictions contained in deed from R. E. Wright and Alice V. Wright, his wife, to Edith R. LaFontaine, an unmarried woman, dated August 3, 1951, recorded August 7, 1951, in Deed Volume 249, page 31, records of Klamath County, Oregon, as follows: "reserving unto (For continuation of this document, see reverse side of this deed.)"

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 \$10,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 28 day of July, 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)

Hazel G. Holcomb
Hazel G. Holcomb

STATE OF OREGON,

County of Klamath } ss.
July 28, 1978

Personally appeared the above named Hazel G. Holcomb

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-5-79

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 _____

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.

Notary Public for Oregon

My commission expires: _____

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

Thomas F. McGarry
2027 Erie St.
Klamath

GRANTEE'S NAME AND ADDRESS

After recording return to:
Thomas F. + Louise M. McGarry
2027 Erie St.
City

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

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

the grantors, their heirs and assigns, as owners of the other lots in said CASITAS, the perpetual rights and easements to construct, operate and maintain drainage and/or irrigation ditches along and across said real property for the benefit of such other lots.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

for record at request of Mountain Title Co. on the 23rd day of February 1979 at 8:42 A.M.

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Wm D. MILNE, County Clerk
Bernhard S. Letsch
Fee \$6.00

...in connection therewith...
...reserving unto...
...see reverse side of this deed.

...the above described and granted premises...
...and with grantees and the heirs of the survivor and their assigns...
...except as noted.

...the date of this deed...
...and those apparent upon the face...

...the above described premises...
...except those claiming under the above described premises...

...the amount of \$20,000.00...
...in full payment of the debt...

...the amount of \$20,000.00...
...in full payment of the debt...

...the amount of \$20,000.00...
...in full payment of the debt...

STATE OF OREGON, County of Klamath

Personally appeared...

Each for himself and not one for the other...

and that the said...

and that the said...

My commission expires...

STATE OF OREGON

County of Klamath

I certify that the within matter...

in book...

Record of Deeds...

County of Klamath

Notary Public