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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Theodore J. Paddock

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Martin L. Boyer and Susan Boyer, 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 5, Block 11, Tract No. 1037, known as FIFTH ADDITION TO SUNSET VILLAGE, 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, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
  3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
  4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Fifth Addition to Sunset Village.
- (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,

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 \$51,500.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23 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.

Theodore J. Paddock

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.  
February 23, 1979

Personally appeared the above named Theodore J. Paddock

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

Before me, Notary Public for Oregon

My commission expires 2-3-83

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.

Before me, Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

First National Bank of Oregon  
Real Estate Loan Division  
P. O. Box 1037  
Klamath Falls, Ore. 97601

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

Martin L. & Susan Boyer  
3509 Coronado Way  
Klamath Falls, OR 97601

STATE OF OREGON,

County of } ss.  
I certify that the within instrument was received for record on the day of 19

SPACE RESERVED FOR RECORDER'S USE

at o'clock M., and recorded in book on page or as file/recd number  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Recording Officer  
By Deputy

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 June 13, 1972 Book: M-72 Page: 6318  
6. Set back provisions as delineated on the recorded plat, 25 feet from front lot line and 5 feet from side lot line and 20 feet along arterial street.  
7. Utility easements as delineated on the recorded plat along rear lot line and being 8 feet in width.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 26th day of February A.D. 1979, at 10:57 clock A.M.,

July recorded in Vol. 479, of Deeds on Page: 4237

Wm D. MILNE, County Clerk

By Bernice H. Hetch

Fee \$6.00

Theodore J. Tardock

STATE OF OREGON, County of

Personally appeared

and he acknowledged that he is the owner of the premises described in the foregoing instrument and that he executed the same for the purposes and consideration therein expressed.

and he acknowledged that he is the owner of the premises described in the foregoing instrument and that he executed the same for the purposes and consideration therein expressed.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires

STATE OF OREGON

I, the undersigned, being a Notary Public for the State of Oregon, do hereby certify that the foregoing instrument was duly acknowledged before me by the person whose name is subscribed to the same, and that he is the owner of the premises therein described.

Notary Public for Oregon