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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Raymond W. Minear and Marie E. Minear, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gary L. Klepel and Alanna G. Klepel, 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:

Lots 1 thru 6, Block 32, FOURTH ADDITION TO NIMROD RIVER PARK, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. All contracts, proceedings, taxes and assessments relating to the "Special Road District Nimrod Park" (Improvement District), and all rights of way for roads, ditches, canals and conduits, if any there may be. The order creating the improvement district was recorded May 17, 1966 in Book M-66 at page 2325, Microfilm Records.
2. Restrictions shown on the plat of Fourth Addition to Nimrod River Park as follows: (Said plat being subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easement to be centered on lines of adjacent lots; subject also to a twenty (20) foot building set back line along the front of all lots and to easements and reservations of record and (for continuation of this deed see reverse side of this document)

(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 \$40,000.00.

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 ©, 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 March, 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)

Raymond W. Minear  
Marie E. Minear

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

STATE OF OREGON, County of ) ss.  
March 1, 1979

Personally appeared the above named Raymond W. Minear and Marie E. Minear, husband and wife,

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

Before me



who, being duly sworn, the other, did say that the former is the president and that the latter is the secretary of a corporation, going instrument is the corporate seal instrument was signed and sealed in behalf of its board of directors; and each of them to be its voluntary act and deed.

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additional restrictions as provided in any recorded protective covenants).

3. 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 : March 13, 1967 Book: M-67 Page: 1751

Amended : July 6, 1967 Book: M-67 Page: 5062

4. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$26,000.00

Dated : January 18, 1978 Book: M-78 Page: 1138

Recorded : January 18, 1978

Trustor : Raymond W. Minear and Marie E. Minear

Trustee : Transamerica Title Insurance Co.

Beneficiary : Melvin U. Grote and Ellen I. Grote,

which Gary L. Klepel and Alanna G. Klepel, husband and wife, agree to assume and pay, the present unpaid principal balance of which is \$25,949.42 with interest paid to February 22, 1979 to Melvin U. Grote and Ellen I. Grote, and hold Grantors harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH;

filed for record at request of Transamerica Title Co.

this 2nd day of March A. D. 1979 at 3:33 P. M., and duly recorded in Vol. N79 of Deeds on Page 4721

W. D. MILNE, County Clerk

*[Signature]*

Fee \$6.00

UNRECORDED