

L#014-1761

TA-38-17436

63692

WARRANTY DEED—TENANTS BY ENTIRETY Vol. M79 Page

5332

KNOW ALL MEN BY THESE PRESENTS, That James R. Stinson

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dennis D. Davis and Patricia R. Davis, 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 10, Block 2, HENLEY ACRES, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
2. Waiver of Riparian Rights as set forth in an instrument dated October 17, 1809, recorded in 1902, from E. S. Phillips et ux., to United States of America in Book 25 at page 185, Deed Records.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Henley Acres.
4. Utility easements as delineated on the recorded plat along the North 16 feet.
5. Set back lines and provisions as delineated on the recorded plat 20 feet from the South lot line.

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 \$49,500.00. 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 February 19, 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)

INDIANA }
STATE OF OREGON, EIKHART } ss.
County of Klamath }
February 19, 1979
MAR. 1, 79

Personally appeared the above named James R. Stinson

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

Before me, William B. Evans, Notary Public for Oregon, Indiana. My commission expires 4-25-82.

James R. Stinson

James R. Stinson

STATE OF OREGON, County of _____, 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

GRANTOR'S NAME AND ADDRESS

After recording return to:

FFSESP
2942 S.W.

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 Klamath

I certify that the within instrument was received for record on the 8th day of March, 1989, at 11:31 o'clock A.M., and recorded in book M79 on page 5332 or as file/reel number 63692.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer
By Bernice A. Sellsch, Deputy