

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1779 Page 8904

K-31744 65885

KNOW ALL MEN BY THESE PRESENTS, That Phil Doddridge

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edward McClure Carol McClure, 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 24 in Block 2 of Tract 1145 Nob Hill, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, 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. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer services.
2. Reservations and restrictions contained in the dedication of Tract 1145 Nob Hill, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, as follows: "...hereby dedicate, donate, and convey to the public use forever all streets, said plat being subject to: 1. Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls (For continuation of this deed, see reverse side of this document.)

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 \$84,500.00. However, the actual consideration consists of or includes other property or value given or promised which is hereby 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 20 day of April, 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)

STATE OF OREGON,

County of Klamath

April 20, 1979

Personally appeared the above named
Phil Doddridge

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

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires 8-5-79

STATE OF OREGON, County of) ss.

Personally appeared
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 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:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Edward McClure
132 Mountain View
K. Falls

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

Same

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

for the use and regulations thereof, 2. All applicable Zoning ordinances and recorded restrictive covenants, 3. One foot street plugs as shown on the annexed plat to be dedicated to the City of Klamath Falls and later released by resolution of the Common Council when the adjoining property is property developed."

3. Conditions and restrictions of Nob Hill Subdivision Tract #1145, recorded April 18, 1978, in Deed Volume M78 page 7560, records of Klamath County, Oregon.

4. Reservations and restrictions in deed from Owens Development Co., an Oregon Corporation, dated June 2, 1978, recorded June 5, 1978, in Volume M78 page 11889, Deed Records of Klamath County, Oregon, as follows: "Also subject to slope easements adjacent to any and all roads, streets, and rights of way which are determined to be necessary by Hammond Engineering, or Grantor's successors engineer, if any, and contained in a declaration thereof filed and recorded in the same manner as a deed on or before December 1, 1978."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.
 this 20th day of April A. D. 1979 at 2:10 P
 o'clock M., and
 duly recorded in Vol. M79, of Deeds on Page 8904

Wm D. MILNE, County Clerk
Bernice Phelps

Fee \$6.00