

38-17617

66238

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 74 Page 9455

KNOW ALL MEN BY THESE PRESENTS, That R. W. Carlile and M. E. Carlile, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Bert Teamey and Susan Teamey, 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 13, Block 4, SECOND ADDITION TO PINE GROVE PONDEROSA, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens, assessments, rights of way and easements of the Mallory Water District.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Second Addition to Pine Grove Ponderosa.
3. An easement created by instrument, including the terms and provisions thereof.

Dated : January 12, 1965
Recorded : February 18, 1965 Book: 359 Page: 380
(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 \$126,697.49. ~~However, the actual consideration consists of or includes the property which is the subject of this deed.~~ (The sentence between the symbols " " if not applicable, should be deleted. See O.R.S. 31.010.)

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 April, 1979; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereunto by order of its board of directors.

(If executed by a corporation affix corporate seal)

R. W. Carlile
M. E. Carlile

STATE OF OREGON,)
County of Klamath) ss.
April 23, 1979

STATE OF OREGON, County of) ss.
Personally appeared)
and

Personally appeared the above named R. W. Carlile and M. E. Carlile, husband and wife,

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

and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed on 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, Don Nelson
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 2-3-83

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

After recording return to:

Bert & Susan Teamey
12130 1st St
Klamath Falls, OR 97601

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

Bert & Susan Teamey
12130 1st St
Klamath Falls, OR 97601

STATE OF OREGON,) ss.

County of)
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

9456

In favor of : Pacific Power and Light Company, a Maine Corporation

(no exact legal)

4. 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 : January 23, 1978 Book: M-78 Page: 1386

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 : September 26, 1978 Book: M-78 Page: 21260

(Being a covenant to maintain roads)

STATE OF OREGON, COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

this 26th day of April A. D. 1978 at 11:30 clock A. M., on

truly recorded in Vol. 176, of Deeds on Page 14

Wm D. MILNE, County Clerk

Fee \$6.00

By Transamerica Title Co.