

38-18271

66240

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 144 Page 9461

KNOW ALL MEN BY THESE PRESENTS, That Miracle Builders, Co.,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael S. Mitchell and Rebecca A. Mitchell, 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 6, Block 1, Tract No. 1165, MIRACLE MANOR, 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. The rights of the public in and to that portion of the above property lying within the limits of roads and highways.
3. An easement created by instrument, including the terms and provisions thereof,

Dated : June 23, 1942
Recorded : August 1, 1942 Book: 149 Page: 42
In favor of : Pacific Telephone and Telegraph Co.
(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 \$ 12,450.00

~~However, the actual consideration paid for this transfer, stated in terms of dollars, is \$ 12,450.00~~
(The sentence between the symbols ~~—~~ if not applicable, should be deleted. See ORS 122.010.)

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 25 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 25, 1979) ss.

Personally appeared the above named

and acknowledged the foregoing instrument to be
voluntary act and deed

Before me:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires

MIRACLE BUILDERS, CO.

By: Patrick J. Robinson-President
By: Rodney Leo Allen

STATE OF OREGON, County of Klamath)
April 25, 1979) ss.

Personally appeared Patrick J. Robinson and
Rodney Leo Allen

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

Miracle Builders, Co.

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:

Notary Public for Oregon

My commission expires:

2-3-83

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the
day of 1979
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

After recording return to

First National Bank of Oregon
Klamath Falls RELO
P. O. Box 1936
Klamath Falls, Oregon 97601

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

Michael S. & Rebecca A. Mitchell
3519 Small Court
Klamath Falls, Oregon 97601

9462

For : Pole line over the SE1/4NW1/4
4. Restrictions, but omitting restrictions, if any, based on race,
color, religion or national origin, as shown on the recorded plat of
Miracle Manor.
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 : August 7, 1978 Book: M-78 Page: 17190

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Transamerica Title Co.

this 26th day of April A. D. 1979 at 11:00 o'clock A. M., in

and duly recorded in Vol. 2279 of Deeds on Page 17190

Wm D. MILNE, County Clerk

By James H. Smith

Fee \$6.00