

WARRANTY DEED-TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Wallace W. Barton and Bernice E. Barton, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James A. Couey and Linda L. Couey, 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 15, Block 8, ORIGINAL PLAT, KLAMATH RIVER ACRES OF OREGON, according to the official plat thereof on file in the records of Klamath County, Oregon.
Subject, however, to the following:

1. A 10 foot utility easement along rear of lot as shown on dedicated plat.
2. Restrictions contained in plat dedication, to wit:
"(1) A 20 foot building setback along street side of all lots; (2) A 10 foot utility easement along the exterior lot lines where shown on the annexed plat; (3) An 8 foot utility easement along the interior back and side lot lines where shown on the annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said utilities."

Buyers specifically agree to pay the full contract balance on or before December 1986. (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, 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 \$ 5,950.00
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 2nd day of December, 1976; 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)

Wallace W. Barton

Wallace W. Barton

Bernice E. Barton

Bernice E. Barton

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

STATE OF OREGON, County of } ss.
Bernice E. Barton
Personally appeared _____, 19____

Personally appeared the above named
Wallace W. Barton and
Bernice E. Barton
and acknowledged the foregoing instrument to be their voluntary act and deed.

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:

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 10-25-82

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEES & L

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 1st day of May, 1979, at 10:52 o'clock A.M., and recorded in book M79 on page 9809 or as file/reel number 66429, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne, Recording Officer
By Bernice E. Barton, Deputy

Fee \$3.00