

66637

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 79

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KNOW ALL MEN BY THESE PRESENTS, That John R. Judkins and Fern Judkins, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Donald F. Abbott and Donna K. Abbott, 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 15, Tract No. 1064, FIRST ADDITION TO GATEWOOD, 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. An easement created by instrument, including the terms and provisions thereof,

Dated : June 26, 1906

Recorded : May 18, 1907

Book: 22

Page: 479

In Favor of : United States of America. (No Specific Location of Record)

3. An easement created by instrument, including the terms and provisions thereof,

(For continuation of this document, see reverse side of this deed.)

(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, 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 \$40,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 2 day of May, 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)

John R. Judkins  
Fern Judkins

STATE OF OREGON, } ss.  
County of Klamath  
May 2, 1979

Personally appeared the above named John R. Judkins and Fern Judkins, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2-3-79

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 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 \_\_\_\_\_

\_\_\_\_\_, 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 to the \_\_\_\_\_

Real Estate Dept.  
P. O. Box 1  
Klamath Falls, Ore. 97601

NAME, ADDRESS, ZIP

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

Donald F. & Donna K. Abbott  
5017 Newland Dr  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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 life/reel number \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By \_\_\_\_\_ Deputy

Dated : May 1, 1945  
 Recorded : May 15, 1945 Book: 176 Page: 284  
 In Favor of : California Oregon Power Company  
 For : Right of way for pole lines.  
 4. Restrictions, but omitting restrictions, if any, based on race,  
 color, religion or national origin, as shown on the recorded plat of  
 First Addition to Gatewood.  
 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 3, 1976 Book: M-76 Page: 13888

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Transamerica Title Co.

us 3rd day of May A. D. 1979 at 3:42 clock P.M., or

uly recorded in Vol. M79, of Deeds on Page 10135

W. D. MILNE, County Clerk

By Bernetha Heloch

Fee \$6.00

10136 3 44 3 103