

1-1-74

69871

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 179 Page 15473

KNOW ALL MEN BY THESE PRESENTS, That Lucien B. Wilson and Barbara L. Wilson, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Leon Edwards and Cheryl L. Edwards, 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 7 in Block 4 of Tract No. 1016, GREEN ACRES, according to the official plat thereon on file in the office of the County Clerk of Klamath County, Oregon. RESERVING THEREFROM an easement for drainage purposes over the North 16 feet thereof, and the Easterly 16 feet of the Northerly 145 feet thereof.

Subject, however, to the following:

1. Right of way for pole line, including the terms and provisions thereof, given by J. W. Whiteline to The California Oregon Power Company by deed dated September 9, 1946, recorded October 26, 1946, Deed Volume 197, page 413, records of Klamath County, Oregon.
2. Easement, including the terms and provisions thereof, given by J. W. Whiteline to R. P. Breitenstein, et ux., dated March 31, 1950, recorded March 31, 1950, Deed Volume 237, page 641, records of Klamath County, Oregon. (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 \$67,500.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 29 day of June, 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)

Lucien B. Wilson

Barbara L. Wilson

Barbara L. Wilson

STATE OF OREGON,

County of Klamath } ss.  
June 29, 1979.

Personally appeared the above named Lucien B. Wilson and Barbara L. Wilson, husband and wife,

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

Before me:

(OFFICIAL SEAL)

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

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

Personally appeared \_\_\_\_\_, 19\_\_\_\_, 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 return to:

KCT6

NAME, ADDRESS, ZIP

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

Leon Edwards  
5220 Mason Lane  
K. Falls, Or.  
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.

Recording Officer

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

SPACE RESERVED  
FOR  
RECORDER'S USE

50  
29 JUN 79 PM 2:50

3. Right of Way, including the terms and provisions thereof, given by Charles M. Ohles and Amy Edith Ohles, husband and wife, and J. W. Whiteline, a single man, to the California Oregon Power Company, a California corporation, dated January 16, 1957, recorded January 21, 1957, Deed Volume 289, page 225, records of Klamath County, Oregon.

4. These premises are within the boundaries of Green Acres Improvement District, and are subject to rules and regulations, levies, assessments, and easements thereof, if any.

5. Reservations and restrictions in the dedication of Green Acres.

6. Dedication of Restrictive Covenants for "Green Acres", recorded July 24, 1970, in Microfilm Records M-70 on page 6147, records of Klamath County, Oregon.

7. Trust Deed, including the terms and provisions thereof, given by Lucien B. Wilson and Barbara L. Wilson, to William Ganong, Jr. as Trustee for First Federal Savings and Loan Association, dated April 25, 1977 and recorded April 26, 1977, in Microfilm Mortgage records M-77 on page 7069, records of Klamath County, Oregon, to secure the payment of \$40,000.00, which Grantees herein agree to assume and pay, the unpaid balance of which is \$38,671.70 with interest paid to 7-1, to First Federal Savings and Loan Association.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Recorded for record at request of Klamath County Title Co.  
this 29th day of June A. D. 1979 at 2:50 o'clock P.M., and  
duly recorded in Vol. 179 of Deeds on Page 15473  
Wm D. MILNE, County Clerk

By Bernard J. Heloch

Fee \$6.00