

8-32143

1-1-74

00070819

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 79 Page 1700



KNOW ALL MEN BY THESE PRESENTS, That Leslie E. Alexander and Bessie L. Alexander, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Thomas M. Gregory and Winona Gregory, 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 5, Block 2, First Addition to Valley View, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for 1979-1980 are now due but not yet payable.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Grant of Right of Way, including the terms and provisions thereof, given by Marius Petersen, a single man, to The California Oregon Power (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,

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 \$55,000.00. 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 ①, 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 day of July, 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.

Leslie E. Alexander
Bessie L. Alexander

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath } ss.
July 18, 1979

Personally appeared the above named Leslie E. Alexander and Bessie L. Alexander, 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 7-19-82

STATE OF OREGON, County of) ss.
1979

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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

Alexander

GRANTOR'S NAME AND ADDRESS

Gregory

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Thomas M. Gregory
4020 Barry Avenue
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veterans Affairs
1225 Ferry St. S. E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of) ss.

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.

SPACE RESERVED FOR RECORDER'S USE

By _____ Recording Officer
Deputy

Company, a California corporation, dated May 13, 1943, recorded May 18, 1943, in Volume 155, page 304, Deed Records of Klamath County, Oregon.
6. Reservations and restrictions in the dedication of First Addition to Valley View, as follows: "...said plat subject to: a 20 foot building set-back line along the front of all lots and a 15 foot building set-back on the street sideline of all corner lots, public utility and irrigation easements as shown on the annexed plat, said easements to provide ingress and egress for the construction and maintenance of said utilities and additional restrictions as provided in recorded protective covenants."
7. Declaration of Conditions and Restrictions, including the terms and provisions thereof, given by Joseph R. Glodoski and Gertrude N. Glodoski, husband and wife, to the Public, recorded April 7, 1970, in Volume M70, page 2696, Microfilm Records of Klamath County, Oregon.

OF OREGON; COUNTY OF KLAMATH;

Klamath County Title Co.

for record at request of

18th day of July A. D. 1979 at 12:00 PM, on

Deeds 17005 on Page

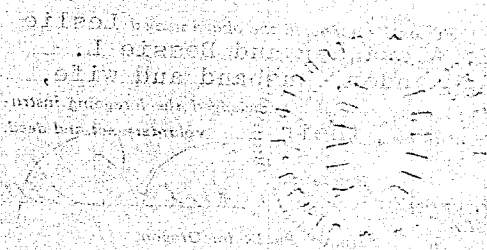
W. D. MILNE, County Clerk

Fee \$6.00

by *Barbara H. DeLoach*

Leslie I. Alexander

Leslie I. Alexander



STATE OF OREGON

Alexander

Gregory

Mr. and Mrs. Thomas M. Gregory
6024 Kately Avenue
Klamath Falls, Oregon 97601

Notary Public for Oregon
J. E. E.
Klamath Falls, Oregon 97601