

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

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71270

KNOW ALL MEN BY THESE PRESENTS, That Warren A. Frei and Linda J. Frei, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Tracy S. Wade and Teri L. Wade, 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:

The South half of Lot 18, Block 5, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Easterly 5 feet thereof, conveyed for road purposes in Volume M65, page 1197, Microfilm Records of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

(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 \$35,000.00. 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 23 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

July 23, 1979

Personally appeared the above named Warren A. Frei and Linda J. Frei, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 5-14-80

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19____

_____, 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:

Klamath First Federal
540 Main
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Mr. & Mrs. Wade
3039 Bishop
Klamath Falls, OR 97601
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.

SPACE RESERVED
FOR
RECORDER'S USEBy _____ Recording Officer
Deputy

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4. Assessments, if any, due to the City of Klamath Falls, for water use.
5. Reservations contained in Deed from A. L. Wishard, et ux, to G. W. Miller, et ux, dated September 29, 1925, recorded September 30, 1925, in Volume 67, page 466, Deed Records of Klamath County, Oregon, as follows:
"That grantees will not at any time hereafter construct upon the lands hereinbefore described any buildings of any kind or description whatsoever at a distance of less than 20 feet from Third Street, and that they will not construct or erect upon the land hereinbefore described any dwelling house which is of value less than \$2,000.00. And the right is hereby reserved to enter into and construct irrigation ditches and divert irrigation water along the property lines of the lands hereinbefore described."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 26th day of July, A. D. 1929 at 10:00 o'clock A. M., or
fully recorded in Vol. 179, of Deeds on Page 17717

Wm D. MILNE, County Clerk

By Renecke Hysch

Fee \$6.00