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WARRANTY DEED—TENANTS BY ENTIRETY

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18457

KNOW ALL MEN BY THESE PRESENTS, That Kenneth F. Gorrod

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ricky L. Segelson and Saralee C. Segelson, 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 13, in Block 9 of Jack Pine Village, 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 the year 1979-80 are now a lien but not yet payable.
 2. Contracts, water rights, proceedings, taxes and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals and conduits, if any there may be.
 3. Right of way for pole and wire line, including the terms and provisions thereof, given by C. C. Sears and Mattie Sears to The Pacific Telephone and Telegraph Company, recorded December 26, 1926, in Deed Volume 85 page 65, 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 \$7,500.00

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 30th 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.

Kenneth F. Gorrod
Kenneth F. Gorrod

(If executed by a corporation,
affix corporate seal)

STATE OF OREGON,

County of Deschutes
July 30, 1979

} ss.

Personally appeared the above named
Kenneth F. Gorrod

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

Before me:

OFFICIAL SEAL)

Notary Public for Oregon

My commission expires Oct 22, 1982

STATE OF OREGON, County of

) ss.

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Personally appeared

and

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:

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 file/roll number. Record of Deeds of said county. Witness my hand and seal of County affixed.

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Rick Segelson
555 E. Wilshire Ave
Fullerton, Calif. 92632

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

57181

18458

4. Right of way easements, including the terms and provisions thereof, given by Betty Jane Ahern to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 19, 1969, recorded May 22, 1969, in Deed Volume M69 page 3955, records of Klamath County, Oregon.
5. Reservations and restrictions in the dedication and shown on the plat of Jack Pine Village as follows: "...dedicate to the use of the public as public ways forever all streets shown on said plat. I also dedicate, donate and convey to Klamath County the areas shown as 1' street plugs on the annexed plat. Said areas to be designated as a public street when the County's governing body determines it necessary."
6. Building and use restrictions for Jack Pine Village, recorded May 23, 1969, in Deed Volume M69 page 3870, records of Klamath County, Oregon.
7. Grant of Easement, including the terms and provisions thereof, given by Betty Jane Ahern, to Pacific Northwest Bell Telephone Company, dated June 26, 1973, recorded January 22, 1973, in Deed Volume M73, page 763, records of Klamath County, Oregon.
8. Trust Deed, including the terms and provisions thereof, executed by William D. Griffith and Wanda C. Griffith, husband and wife, as grantors, to Klamath County Title Company, as trustee, for Betty J. Ahern, as beneficiary, dated May 1, 1978, recorded May 9, 1978, in Volume M78 page 9411, Microfilm records of Klamath County, Oregon, on which the balance currently due is \$4,536.84, and Grantees further agree to hold Grantor harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of Klamath County Title Co.

this 2nd day of August A. D. 1979 at 2:23 clock P. M., and

fully recorded in Vol. M79, of Deeds on Page 12457

Wm D. MILNE, County Clerk

By Bernice Hetsch

Fee \$7.00

~~STATE OF OREGON; COUNTY OF KLAMATH; ss.
led for record at request of
this day of
fully recorded in Vol. of Deeds on Page
Wm D. MILNE, County Clerk
By
Fee \$7.00~~

STATE OF OREGON

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