

1-1-74

K 32281 72286

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 779 Page 19270



KNOW ALL MEN BY THESE PRESENTS, That Arthur J. Rodriguez and Josephine C. Rodriguez, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Darwin F.

Orr and Pamela M. Orr, 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 in Block 4 of Tract No. 1063, Third 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 the year 1979-1980 are now a lien but not yet payable.
2. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
3. Any unpaid charges or assessments of Enterprise Irrigation District.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Right of way for transmission line, including the terms and provisions thereof, given by Maruis Petersen, a single man, to The California Oregon Power Company, a California corporation, dated May 13, 1943, recorded May (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, 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 \$ 50,000.00. 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 13 day of August, 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.

*Arthur J. Rodriguez*  
Arthur J. Rodriguez

by *Josephine C. Rodriguez*  
Josephine C. Rodriguez  
her attorney in fact

STATE OF OREGON, )  
County of Klamath ) ss.  
August 13, 1979

State of Oregon )  
County of Klamath ) SS  
August 13, 1979 )

Personally appeared the above named Arthur J. Rodriguez and Josephine C. Rodriguez, 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 8-5-83

On this 13th day of August, 1979, personally appeared Arthur Rodriguez, who, being duly sworn did say that he is the attorney in fact for Josephine C. Rodriguez, and that he executed the forgoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal. Before Me:  
Notary public for Oregon  
my commission expires 8-5-83

Seal

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Darwin Orr  
3227 Naoma  
Klamath Falls, OR

NAME, ADDRESS, ZIP

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

1st National Bank 5100262896  
Portland, 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.

By Recording Officer  
Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

18, 1943, in Deed Volume 155 page 304, records of Klamath County, Oregon.  
6. Reservations and restrictions shown on the plat and in the dedication of Tract No. 1063, Third Addition to Valley View.  
7. Declaration of conditions and restrictions for Third Addition to Valley View, recorded September 28, 1972, in Volume M72 page 11040, Microfilm Records of Klamath County, Oregon.  
8. Trust Deed, including the terms and provisions thereof, executed by Arthur J. Rodriguez and Josephine C. Rodriguez, husband and wife, as grantors, to Klamath County Title Company, as trustee for First National Bank of Oregon, as beneficiary, dated May 21, 1975, recorded May 22, 1975, in M75 page 5691, Microfilm Records of Klamath County, Oregon, to secure the payment of \$30,850.00, which Grantees herein agree to assume and pay, the unpaid principal balance of which is \$29867.29 to First National Bank of Oregon.

CLERK OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 13th day of August A. D. 1979 at 3:46 clock P.M., on

truly recorded in Vol. 179, of Deeds on Page 19270

Wm D. MILNE, County Clerk

Fee, \$7.00

By Bernice A. Helich