

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 1779 Page 19865

KNOW ALL MEN BY THESE PRESENTS, That Theodore A. Thomas

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Kalloor J. Devasia and Saramma Devasia, 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 8, Block 1, Tract No. 1099, ROLLING HILLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Taxes for the year 1979-1980 are now a lien but not yet payable.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1099, Rolling Hills.
3. Articles of Association of the Rolling Hills Road and Drainage Association, including the terms and provisions thereof, dated October 14, 1974, recorded October 15, 1974 in Volume M-74 at page 13469. (Yearly Assessment is \$24.00)
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by (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 \$70,000.00. 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 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.

Theodore A. Thomas
Theodore A. Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, }
County of Klamath } ss.
August 20, 1979

Personally appeared the above named Theodore A. Thomas

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

Before me, *David B. H. H. H.*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3/30/81

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:
KEESLL
540 MAIN
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
SAME
NAME, ADDRESS, ZIP

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/reel number _____, Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Recording Officer
Deputy

20821

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instrument, including the terms thereof,
Recorded : October 16, 1974 Book: M-74 Page: 13496
Amended : October 1, 1975 Book: M-75 Page: 11919
5. The interest of Thomas Associates, Inc., as disclosed by
Quitclaim Deed recorded September 27, 1978, in Volume M-78 at page
21400 from Robert S. Hamilton, re-recorded November 15, 1978 in
Volume M-78 at page 25700.
6. Well Agreement, as disclosed by Quitclaim Deed dated September
20, 1978, recorded September 27, 1978 in Volume M-78 at page 21400
between Robert S. Hamilton and Thomas Associates, Inc., re-recorded
September 27, 1978 in Volume M-78 at page 25700.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 21st day of August A. D. 1979 at 3:36 clock P.M., and

fully recorded in Vol. 1179 of Deeds on Page 9865

Wm D. MILNE, County Clerk

By Berntha Shetch

Fee \$7.00