

K-32404

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 779 Page 23029



KNOW ALL MEN BY THESE PRESENTS, That Wanda Carolyn Griffith

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Monroe Perry Darcy and Lorraine Darcy, 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 20 THIRD ADDITION TO RIVER PINE ESTATES, 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 a lien but not yet payable.
2. All easements of any type or nature for the transmission or dispersion of water.
3. Reservations as contained in deed from the Shelvin-Hixon Company to Brooks Scanlon, Inc., recorded March 28, 1951, in Volume 246, page 165, records of Klamath County, Oregon, as follows: "...subject to any and all railroad rights of way, and easements for public and private roads and highways, logging road, telephone, telegraph and power lines, if any there may be, in addition to those hereinabove specifically set out, created by (For continuation, see reverse side.)"

(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, 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 \$26,000.00

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 ©, 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 27th day of September, 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)

Wanda Carolyn Griffith  
Wanda Carolyn Griffith

STATE OF OREGON, }  
County of Klamath } ss.  
September 27, 1979.

Personally appeared the above named

Wanda Carolyn Griffith

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/19/82

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_.

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)

Griffith

GRANTOR'S NAME AND ADDRESS

Darcy

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Monroe P. Darcy  
Star Rt. 1, Hackett Dr.  
Gilchrist, Oregon 97737

NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs  
1225 Ferry St. S. E.  
Salem, Oregon 97310

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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

instruments or proceedings shown by the public records of Klamath County, Oregon, or evidenced by actual occupancy or use; and is also made subject to any and all exceptions and reservations contained in any patent to any of said lands from the United States of America."

4. Reservations and restrictions contained in the dedication and shown on the plat of Third Addition to River Pine Estates, as follows: "...said plat being subject to building setback lines, irrigation easement, road easement, and street reservation strip as shown on annexed plat.

5. Easement for power line including the terms and provisions thereof given by Betty Ahern to Midstate Electric Cooperative, Ind., dated June 5, 1973, recorded June 5, 1973, in Volume M73, page 6939, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

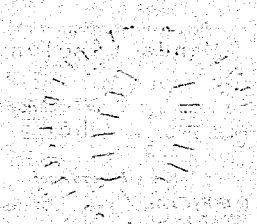
On 28th day of September A. D. 1979 at 11:50 clock A. M., and

duly recorded in Vol. M79, of Deeds on Page 23029

Wm D. MILNE, County Cl.

By Bernetha H. Letts ch

Fee \$7.00



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