

7-32982

75059

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 478 Page 23643



KNOW ALL MEN BY THESE PRESENTS, That Timothy Thomas Wood and Janice Rae Wood, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Howard R. Durkee and Judith G. Durkee, 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 5 in Block 11 of Tract No 1064, First Addition to Gatewood, 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. Assessments and charges of the City of Klamath Falls for monthly sewer service.
3. Easement for sewer line, including the terms and provisions thereof, given by NU Pacific Co., a corporation, to the City of Klamath Falls, dated January 04, 1974, recorded March 20, 1974, in Deed Volume M74, page 3582, records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication and on the plat of Tract 1064 First Addition to Gatewood.

(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 \$52,000.00

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 28th 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)

Timothy Thomas Wood  
Janice Rae Wood

STATE OF OREGON, )  
County of Klamath ) ss.  
September 28, 1979

Personally appeared the above named Timothy Thomas Wood and Janice Rae Wood, 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 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:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires:

Wood
GRANTOR'S NAME AND ADDRESS
Durkee
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Howard Durkee
% Victoria House 4747 So. 6th St.
Klamath Falls, Oregon 97601
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	

is \$ 40,890.80

Klamath County Title Co.

led for record at request of 11:07 clock A.M. and  
 on 5th day of October A.D. 1979 at 11:07 clock A.M. and  
 in the presence of W.D. MILNE, County Clerk  
 duly recorded in Vol. M79 of Deeds Page 23643  
 Witness my hand and the seal of said County at W.D. MILNE, County Clerk

By Servetha Thetich

Fee \$7.00

00.000.22

September 1944

Janice Rae Wood  
Timothy Thomas Wood

STATE OF OREGON, County of \_\_\_\_\_  
 12  
 Personally appeared \_\_\_\_\_  
 who being duly sworn, deposes and says 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 was affixed and signed in the full of said corporation in conformity with the laws of the State of Oregon, and that the seal and instrument to be its authentic act and deed.  
 Before me  
 Notary Public for Oregon  
 My commission expires \_\_\_\_\_  
 (OFFICIAL SEAL)

STATE OF OREGON

County of \_\_\_\_\_

I certify that the within instrument was duly recorded in the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ and recorded in book \_\_\_\_\_ of the \_\_\_\_\_

Record of Deeds of said county.

Witness my hand and seal of \_\_\_\_\_ County, Oregon, this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_.

Recording Officer \_\_\_\_\_

Deputy \_\_\_\_\_

RECORDED FOR \_\_\_\_\_

[illegible]