

1-1-74

82075352

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 79 Page 24097



KNOW ALL MEN BY THESE PRESENTS, That David T. Jensen and Patricia M. Jensen, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Walter Bradley Reed and Gloria J. Reed, 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 2, Block 2, Country Gardens, 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. 1979-1980 taxes are now a lien but not yet payable.
2. Liens and assessments of Klamath Project and Klamath Irrigation District and regulations, easements, water and irrigation rights in connection therewith.
3. Agreement between the United States of America and J. W. Siemens, Contractor, dated March 20, 1919, recorded April 19, 1919, in Deed Volume 50, page 163, Records of Klamath County, Oregon, as supplemented by contract between the United States of America and J. W. Siemens, dated February 19, 1920, recorded June 7, 1920, in Deed Volume 52, page 567, 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 \$53,900.00.

However, the actual consideration consists of or includes other property of 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 11th day of October, 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)

David T. Jensen
Patricia M. Jensen
David T. Jensen
Patricia M. Jensen

STATE OF OREGON,)
County of Klamath) ss.
October 11, 1979

Personally appeared the above named David T. Jensen and Patricia M. Jensen, 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:
Notary Public for Oregon
My commission expires:

Jensen

GRANTOR'S NAME AND ADDRESS

Reed

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Walter B. Reed
6017 Logan 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

4. Agreement between Henry E. Ankeny, et al., and the United States of America, dated February 12, 1906, recorded August 26, 1909, in Deed Volume 27, page 340, records of Klamath County, Oregon.

5. Reservations and restrictions contained in the dedication of Country Gardens, as follows: "...said plat being subject to: 1) A 20-foot building set-back along Logan Street and Airway Drive and a 75-foot building set-back along Homedale Road; 2) Easements for the construction and maintenance of public utilities and irrigation and drainage ditches as shown on the annexed plat; 3) No changes shall be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; 4) and all protective covenants filed under separate cover; 5) dedicate, donate and convey to Klamath County the area shown on the annexed plat as a) A 1-foot street plug; b) the South 30 feet of Johns Avenue (extended); c) and a 10-foot strip along the West side of Lots 13, 14 and 15, Block 1, said area to be designated as a public street when the County governing body deems it necessary; 6) Access to Johns Avenue (extended) prohibited for Lots 1, 2 and 3, Block 1."

6. Protective Covenants, including the terms and provisions thereof, dated December 2, 1971, recorded December 2, 1971, in Volume M71, page 12674, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH;

Filed for record at request of: Klamath County Title Co.

this 12th day of October A. D. 1979 at 10:42 clock A.M. and

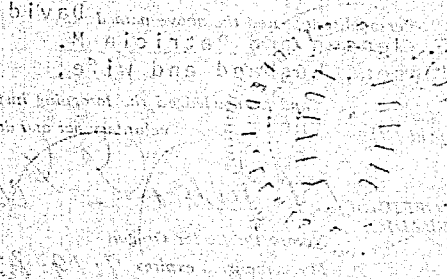
fully recorded in Vol. M79 of Deeds on Page 24097

Wm. D. MILNE, County Clerk

Bernice A. Hetsch

Fee \$7.00

David T. Jensen
David T. Jensen
Patricia H. Jensen



STATE OF OREGON

Record

County of Klamath, Oregon
I, County Clerk, do hereby certify that the within instrument was duly recorded for record in the County of Klamath, Oregon, on this 12th day of October, 1979, at 10:42 A.M., and the same is now a part of the public records of said County.

Wm. D. Milne, County Clerk
1277 1/2
Klamath Falls, Oregon 97601
Phone 325-2221
Telex 325-2221
Fax 325-2221