

76885

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 11779 Page 26053

KNOW ALL MEN BY THESE PRESENTS, That

GARY HOOK and JOHN O'HEARN

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by
 JAMES E. AMES and SUSANNE K. AMES, 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 10, Block 1, Tract No. 1055, SADDLE MOUNTAIN ESTATES, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded November 24, 1958 in Volume 306 at page 596; recorded March 9, 1959 in Volume 310 at page 369; recorded May 13, 1959 in volume 312 at page 378; recorded March 9, 1959 in Volume 310 at page 371, all in Deed Records of Klamath County, Oregon.

2. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land

(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 \$6,500.00.

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 1st day of November, 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)

John O'Hearn

Gary Hook

STATE OF OREGON,

STATE OF OREGON, County of

County of Klamath

ss.

November 1, 1979

Personally appeared

Personally appeared the above named Gary Hook and John O'Hearn

each for himself and not one for the other, did say that the former is the president and that the latter is the

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

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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 11/2/82

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Gary Hook & John O'Hearn
 3113 Bristol #15
 Klamath Falls, Ore. 97601

GRANTOR'S NAME AND ADDRESS

James & Susanne Ames
 546 Scenic Dr.
 Ashland, Ore. 97520

GRANTEE'S NAME AND ADDRESS

After recording return to:

James & Susanne Ames
 546 Scenic Dr.
 Ashland, Ore. 97520

NAME, ADDRESS, ZIP

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

James & Susanne Ames
 546 Scenic Dr.
 Ashland, Ore. 97520

NAME, ADDRESS, ZIP

STATE OF OREGON,

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

SPACE RESERVED
 FOR
 RECORDER'S USE

Vol. 17799a 35533

35-20843

WARRANTY DEED (Individual or Corporate) (Transfers by Entity)
FORM No. 10-1-73

KNOW ALL MEN BY THESE PRESENTS, that GARY HOOK and JOHN O'HEARN, husband and wife hereinafter called the grantors, do hereby grant, bargain, sell and convey unto the grantees, JAMES E. AMES and SUSANNE K. AMES, their heirs, assigns, and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereto in anywise belonging or appertaining situated in the County of Klamath, State of Oregon, Tract No. 1052, SADDLE MOUNTAIN ESTATES, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:
1. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of land status reports recorded November 24, 1958 in Volume 306 at page 366; recorded March 9, 1959 in Volume 310 at page 369; recorded May 13, 1959 in Volume 312 at page 378; recorded March 9, 1959 in Volume 310 at page 371, all in Deed Records of Klamath County, Oregon.

2. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of land status reports recorded November 24, 1958 in Volume 306 at page 366; recorded March 9, 1959 in Volume 310 at page 369; recorded May 13, 1959 in Volume 312 at page 378; recorded March 9, 1959 in Volume 310 at page 371, all in Deed Records of Klamath County, Oregon.

3. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of land status reports recorded November 24, 1958 in Volume 306 at page 366; recorded March 9, 1959 in Volume 310 at page 369; recorded May 13, 1959 in Volume 312 at page 378; recorded March 9, 1959 in Volume 310 at page 371, all in Deed Records of Klamath County, Oregon.

4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Saddle Mountain Estates.

Continued from the front of this deed.
Status Report recorded in Book 306 at page 712; Deed Records (SW 1/4 Sec. 13, Twp. 35-S, R. 9-E, W. 1/4) recorded March 15, 1977, Book: M-77, Page: 4361.
Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Saddle Mountain Estates.

STATE OF OREGON, COUNTY OF KLAMATH; ss.
I, Gary Hook and John O'Hearn, do hereby certify that the foregoing instrument is the voluntary act and deed of the grantors, and that the same has been duly recorded in the public records of this county, and that the same is a true and correct copy of the original instrument as the same appears from the records of this county.

Filed for record at request of Transamerica Title Company
his 14th day of November A.D. 1979 at 3:40 o'clock P.M., and
re-recorded in Vol. M-79 of Deeds on Page 26853
Wm D. MILNE, County Clerk
By Maureen J. Metler
Fee \$7.00
Notary Public for Oregon
My commission expires

STATE OF OREGON
County of
I certify that the within instrument was received for record on the day of 1979 at o'clock P.M., and recorded in book of Deeds of said county. Witness my hand and seal of County of Oregon.

Recording Officer
Deputy

State of Oregon
County of Klamath
Gary Hook & John O'Hearn
3113 Bristol Ave
Klamath Falls, Ore 97601
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