

1-1-74

77045

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M79 Page 27098



KNOW ALL MEN BY THESE PRESENTS, That Charles A. Fisher and Ronald E. Phair,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William L. Welsh and Emmy E. Welsh, 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 9, Block 17, Tract 1176, being a re-subdivision of Block 17, Buena Vista to the City of Klamath Falls, 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. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
2. Reservations and restrictions in the Dedication of Tract 1176, being a Re-subdivision of Block 17, Buena Vista Addition to the City of Klamath Falls, Oregon, as follows: "...and that said plat is subject to the requirements of the R-6 Zone in accordance with zoning ordinance No. 5095 of the City of Klamath Falls, and all easements as shown, reservations of record, and additional restrictions as provided in any recorded protective covenants."

(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 \$45,500.00.

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 16th 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)

Charles A. Fisher
Ronald E. Phair

STATE OF OREGON, }
County of Klamath } ss.
November 16, 19 79

STATE OF OREGON, County of _____) ss.
_____, 19 _____

Personally appeared the above named Charles A. Fisher and Ronald E. Phair

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

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)

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7/19/82

Notary Public for Oregon

My commission expires:

Fisher-Phair

GRANTOR'S NAME AND ADDRESS

Welsh

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. William L. Welsh
2612 Berkley 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

SPACE RESERVED FOR

RECORDER'S USE

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 19th day of November, 19 79, at 11:23 o'clock A.M., and recorded in book M79 on page 27098 or as file/reel number 77045.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By _____ Deputy

Fee-\$3.50

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