

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW, ALL MEN BY THESE PRESENTS, That Edward C. Stout and Linda M. Stout, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Thomas H. Brannon and Beverly J. Brannon, 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:

Lots 13, and 14, Block 20, Third Addition, River Pine Estates, according to the official plat on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Taxes for the fiscal year 1979-80 are now a lien but not yet payable.
2. All easements of any type or nature for the transmission or distribution of water.
3. Reservations as contained in deed from the Shevlin-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 (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 \$12,000.00

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 8th 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)

STATE OF OREGON, )  
County of Klamath ) ss.  
November 8, 1979

Personally appeared the above named Edward C. Stout and Linda M. Stout, 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 Sept 15, 1982

STATE OF OREGON, County of ) ss.  
November 8, 1979

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:

Stout
GRANTOR'S NAME AND ADDRESS
Brannon
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Thomas H. Brannon
3307 Lake Street
Bakersfield, Calif. 93306
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
same as above
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.  
By \_\_\_\_\_ Recording Officer  
Deputy

SPACE RESERVED FOR RECORDER'S USE

