

77233

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Lester H. Albers and Beulah E. Albers, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William R. Ore and Vickie M. Ore 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:

- Tract 8, LANDIS PARK, in the County of Klamath, State of Oregon.
- Subject, however, to the following:
1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
  2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
  3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
  4. Building set back lines established by the dedication and plat of Landis Park, 25 feet on Clinton Avenue.
  5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Landis Park.
  6. Terms and provisions of the approval by Klamath Irrigation District as disclosed by the Plat of Landis Park.

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 \$45,000.00. ~~However, the actual consideration consists of or includes other property of 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 21<sup>st</sup> 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)

Lester H. Albers  
Beulah E. Albers

STATE OF OREGON,  
County of Klamath } ss.  
November 21, 1979.

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
Personally appeared \_\_\_\_\_ and \_\_\_\_\_

Personally appeared the above named Lester H. Albers and Beulah E. Albers, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

\_\_\_\_\_ 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 \_\_\_\_\_

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) Susan K. Karoch  
Notary Public for Oregon  
My commission expires 12-6-81

Notary Public for Oregon  
My commission expires: (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:  
KFFS+L  
540 Main St.

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.  
KFFS+L  
540 Main St.

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,  
County of Klamath } ss.

I certify that the within instrument was received for record on the 23rd day of November, 1979, at 4:08 o'clock P.M., and recorded in book M79 on page 27389 or as file/reel number 77233.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
By Bernethard H. H. Deputy  
Recording Officer  
Fee \$3.50