

77498

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Oren M. Zipse and Jo Ann Zipse, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dennis I. Kline and Edna S. Kline

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 One (1), Block Six (6), Jack Pine Village, according to the official plat thereof on file with the County Clerk of Klamath County, Oregon.

Subject, however, to the following:
1. Contracts, water rights, proceedings, taxes, and assessments relating to irrigation, drainage, and/or reclamation of said lands; and all rights of way for roads, ditches, canals, and conduits, if any there may be.
2. Building and Use Restrictions for Jack Pine Village recorded May 23, 1969, Volume M69, page 3870, Microfilm Records of Klamath County, Oregon.
3. Right of way Easements, including the terms and provisions thereof, given by Betty Jane Ahern to Midstate Electric Cooperative, Inc., a cooperative corporation, dated May 19, 1969, recorded May 22, 1969, Volume M69, page 3857, and recorded May 27, 1969, Volume M69, page 3955, Microfilm records of Klamath County, Oregon.
4. Reservations and restrictions contained in the dedication and shown on the plat of Jack Pine Village.

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 \$10,000.00. ~~However, the actual consideration consists of or includes other property or 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 20 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 20, 1979

Personally appeared the above named Oren M. Zipse and Jo Ann Zipse, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires 8-5-83

Zipse

GRANTOR'S NAME AND ADDRESS
Kline

GRANTEE'S NAME AND ADDRESS

After recording return to: Grantees
2522 W. Castor St.
Santa Ana, Calif. 92704

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, County of _____, 19____) ss.

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 _____

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: _____

(OFFICIAL SEAL)

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 30th day of November, 1979, at 12:05 o'clock P.M., and recorded in book M79 on page 27818 or as file/reel number 77498

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

D. Milne
By _____ Recording Officer
Deputy

Fee \$3.50