

1-1-74

77848

WARRANTY DEED—TENANTS BY ENTIRETY

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28326

KNOW ALL MEN BY THESE PRESENTS, That Edgar Swift and Geneva Swift

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Sierra Heating & Air Conditioning, John Mullendore and Pauline Mullen<sup>dore</sup> 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 2 and 3, Block 1 of BAILEY TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: The premises herein described are within and subject to the statutory powers, including the power of assessment of South Suburban Sanitary District and Enterprise Irrigation District. Permanent Slope Easement and Conveyance of Access, including the terms and provisions thereof, from Edgar Swift and Geneva Swift, husband and wife to the State of Oregon, by and through its State Highway Commission, recorded April 21, 1964 in Volume 352, page 421, Deed Records of Klamath County, Oregon. Limited access provisions contained in Deed to the State of Oregon, by and through its State Highway Commission recorded April 21, in Volume 352, page 421, Deed Records of Klamath County, Oregon, which provides that no right or easement of right of access to, from or across the State Highway other than expressly therein provided shall attach to the abutting property. Easement, including the terms and provisions thereof, granted to the State of Oregon, by and through its State Highway Commission, for the purpose of relocating irrigation facilities, as disclosed by instrument recorded June 23, 1964 in Volume 354, page 72, Deed Records of Klamath County, Oregon.

(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 those of record

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 \$ 60,000.00

Ⓢ 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 7<sup>th</sup> day of July, 1977; 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)

Edgar Swift  
Geneva Swift

STATE OF OREGON, } ss.  
County of Klamath }  
July 7, 1977

Personally appeared the above named  
Edgar Swift and Geneva Swift

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

Before me:  
(OFFICIAL SEAL) *Shani Rogoz*  
Notary Public for Oregon  
My commission expires 1-18-80

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
19 \_\_\_\_\_

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:

Edgar and Geneva Swift  
5538 South Sixth Street  
Klamath Falls, Oregon 97601  
GRANTOR'S NAME AND ADDRESS

John and Pauline Mullendore  
5520 Sturdivant  
Klamath Falls, Oregon 97601  
GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME ADDRESS, ZIP

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

John Mullendore  
5520 Sturdivant  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.  
County of Klamath }

I certify that the within instrument was received for record on the 10th day of December, 1979, at 9:20 o'clock A.M., and recorded in book 179 on page 28326 or as file/reel number 77848, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
By *Shani Rogoz* Deputy  
Fee \$3.50

SPACE RESERVED  
FOR  
RECORDER'S USE

350