

K-32815

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79099

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M80 Page 368

KNOW ALL MEN BY THESE PRESENTS, That John E. Simmons and Doris L. Simmons, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Roger E. Wiltrout and Medora P. Wiltrout 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 2 in Block 13 THIRD ADDITION TO MOYINA, Klamath County, Oregon, 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. Rules, regulations, and assessments of South Suburban Sanitary District.
2. Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the 1st Addition to Moyina Improvement District.
3. Reservations and restrictions contained in the dedication of Tract 1003 (Third Addition To Moyina) as follows: "...said plat subject to: a building set-back line as shown, public utility easements as shown to provide ingress and egress to construct and maintain said utilities, and additional restrictions as shown in any recorded protective covenants." (see reverse side for continuation of this legal description)

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 \$ 75,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the XXXXXXXXXXXXXXXXXXXXXXXX (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 7th day of January, 1980; 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~~ OKLAHOMA } ss.
County of Tulsa
January Dec. 27, 19 80 79

Personally appeared the above named
John E. Simmons and Doris L. Simmons, husband and wife

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

Before me:

(OFFICIAL SEAL)

Hene A. ArmstrongNotary Public for ~~OREGON~~ OklahomaMy commission expires March 26, 1980

John E. Simmons
John E. Simmons

Doris L. Simmons
Doris L. Simmons

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 _____

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: _____

Simmons

GRANTOR'S NAME AND ADDRESS

Wiltrout

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Roger E. Wiltrout
1253 Hilton Drive
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Klamath First Federal Savings & Loan
540 Main Street
Klamath Falls, Oregon 97601

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

4. Grantees assume and agree to pay the present existing Trust Deed, including the terms and provisions thereof, dated May 7, 1971, recorded May 7, 1971 in Volume M71 page 4096, Mortgage records of Klamath County, Oregon, to secure the payment of \$22,000.00, the present unpaid balance of which is \$20,483.03 with interest paid to 12/31/79 to First Federal Savings and Loan Association of Klamath Falls, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

This 3rd day of January A.D. 1980 at 11:48 clock A.M., and

is hereby recorded in Vol: M80 of Deeds on Page 368

Wm D. MILNE, County Clerk

Fee \$7.00

John E. Simons

Doris L. Simons

John E. Simons and Doris L. Simons