

1-1-74

81090

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 80 Page 3597



KNOW ALL MEN BY THESE PRESENTS, That David A. Peterson and Sharon B. Peterson, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert Reed and Mapril Reed, 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 6, Block 306, DARROW ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon, EXCEPT that portion recorded in Volume 126 at page 587 of Deed Records of Klamath County, Oregon, described as follows: Beginning at the Northeast corner of Lot 6; thence South 120 feet along the lot line to the Southeast corner of Lot 6; thence West 4.7 feet; thence North 2' 15" East, 120 feet to the point of beginning.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument (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 \$20,000.00

However, the actual consideration consists of or includes other property or 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 19th day of February, 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)

David A. Peterson  
Sharon B. Peterson

STATE OF OREGON,  
County of Klamath  
February 19, 1980

STATE OF OREGON, County of \_\_\_\_\_ ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

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: \_\_\_\_\_, 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.

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires: \_\_\_\_\_

Personally appeared the above named David A. Peterson and Sharon B. Peterson, husband and wife,

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

Before me: *Berlene T. Addington*  
(OFFICIAL SEAL)  
(Notary Public for Oregon)  
My commission expires 3-22-81

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. Robert Reed  
714 40th N.W., Prusett Point  
Marysville, WA, 98270

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

Klamath 1st Federal Sth  
540 Main St.  
City, 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_ ss.

I certify that the within instrument was received for record on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in book/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or as document/fee/file/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

including the terms thereof,  
Recorded: March 2, 1929 Book: 85 Page: 389  
3. Trust Deed, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$10,150.00  
Dated: May 19, 1978 Book: M-78 Page: 389  
Recorded: May 22, 1978  
Trustor: David A. Peterson and Sharon B. Peterson, husband and wife,  
Trustee: William Sisemore  
Beneficiary: Klamath First Federal Savings and Loan Association, a corporation. (Loan No. 01-11213), which Grantees herein agree to assume and pay, the unpaid principal balance of which is \$9,911.39 with interest paid to February 1, 1980.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of Transamerica Title Co.  
this 22nd day of February A. D. 19 80 at 3:58 clock P. M., on  
uly recorded in Vol. M80, of Deeds on Page 3597

Wm D. MILNE, County Clerk  
Fee \$7.00 By Bernetha H. Hetch

David A. Peterson  
Sharon B. Peterson

STATE OF OREGON, County of Klamath  
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

David A. Peterson  
Sharon B. Peterson

STATE OF OREGON  
County of Klamath  
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.

STATE OF OREGON  
County of Klamath  
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of said County.