

X-32989

1-1-74

81219

WARRANTY DEED-TENANTS BY ENTIRETY

Vol. 1780 Page 3785



KNOW ALL MEN BY THESE PRESENTS, That Charles A. Fisher and Ronald E. Phair  
hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harold A. Tobias and Cheryl L. Tobias, 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 29 in Block 13, Third Addition to The Meadows, 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, and assessments of Klamath Basin Improvement District, and any unpaid charges or assessments in connection therewith.
  3. Rules, regulations and assessments of Meadows District Improvement Company.
  4. Easement, including the terms and provisions thereof, by and between Donald L. Sloan and Hazel I. Sloan, husband and wife, to The Oregon Water Corporation, dated October 8, 1975, recorded October 10, 1975, in Volume M75 page 12591. Deed records of Klamath County, Oregon.
- (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 \$47,180.00. 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 26th 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)

Charles A. Fisher  
Ronald E. Phair

STATE OF OREGON, } ss.  
County of Klamath  
February 26, 1980

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:

Personally appeared the above named  
Charles A. Fisher and  
Ronald E. Phair

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

Before me:  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 7/19/82

Fisher-Phair

GRANTOR'S NAME AND ADDRESS

Tobias

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Harold A. Tobias  
4920 Villa Drive  
Klamath Falls, Oregon 97601

NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs  
1225 Ferry St. S. E.  
Salem, Oregon 97310

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/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

Filed for record at request of Klamath County Title Co.  
this 27th day of February A. D. 1980 at 2:28 o'clock P. M., on  
duly recorded in Vol. 680, of Deeds on Page 3785

Fee \$7.00

[illegible]

STATE OF OREGON, County of \_\_\_\_\_  
 I, \_\_\_\_\_, County Clerk,  
 do hereby certify that \_\_\_\_\_  
 was duly elected \_\_\_\_\_  
 at the \_\_\_\_\_  
 held at \_\_\_\_\_  
 on the \_\_\_\_\_ day of \_\_\_\_\_  
 19\_\_\_\_.

Witness my hand and seal of office  
 at \_\_\_\_\_  
 this \_\_\_\_\_ day of \_\_\_\_\_  
 19\_\_\_\_.

\_\_\_\_\_  
 County Clerk

STATE OF OREGON		COUNTY OF CLATSOP	
I, the undersigned, Clerk of the County of Clatsop, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the files of the County of Clatsop.		I, the undersigned, Clerk of the County of Clatsop, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the files of the County of Clatsop.	
Witness my hand and seal of office at Astoria, Oregon, this 1st day of May, 1911.		Witness my hand and seal of office at Astoria, Oregon, this 1st day of May, 1911.	
Clerk of the County of Clatsop.		Clerk of the County of Clatsop.	