

1-04-11707

MTL-8740

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WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Mildred Christeen Welsh, husband and wife, and Carolyn Boyd

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by David Boyd, 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 10, Block 2, FIRST ADDITION TO BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

1. Subject, however, to the following:
1. Sewer and water use charges, due to the City of Klamath Falls.
2. Subject to all reservations and restrictions as contained in Deed recorded April 25, 1917 in Volume 47, page 18, Deed Records of Klamath County, Oregon, The Klamath Development Company to Geo. W. Thornton.
3. Agreement, including the terms and provisions thereof, recorded May 14, 1934 in Volume 103, page 35, Deed Records of Klamath County, Oregon, between Martin McAndrews, et ux, first party and California Oregon Power Company, a California Corporation, second party, and The California Oregon Power Company, a California Corporation, third party.

(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,

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 24th day of March, 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)

Roy Edwin Welsh
Roy Edwin Welsh

Mildred Christeen Welsh
Mildred Christeen Welsh

STATE OF OREGON,
County of Klamath } ss.
March 24, 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 _____

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 3-2-83

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SPACE RESERVED FOR RECORDER'S USE

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON,
County of Klamath } ss.

I certify that the within instrument was received for record on the 25th day of March, 1980, at 3:29 o'clock P. M., and recorded in book/reel/volume No. 1180 on page 5588 or as document/fee/file/instrument/microfilm No. 82333 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Bernetha Sketch Deputy
Fee \$3.50

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