

1-1-74

52600

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M80 Page 6025



KNOW ALL MEN BY THESE PRESENTS, That **Chester Franklin Robert Proctor and Martha Yvonne Proctor, husband and wife,**

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by **Dayton Ogden Hyde, Jr. and Glenda Sue Hyde**, 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 19, Block 13, HOT SPRINGS ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.

(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 \$ **44,000.00**. 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 **28th** day of **March**, 19 **80**; 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)

Chester Franklin Robert Proctor
Chester Franklin Robert Proctor

Martha Yvonne Proctor
Martha Yvonne Proctor

STATE OF OREGON, County of _____ ss.

STATE OF OREGON, }
County of **Klamath** } ss.
March **28th**, 19 **80**

Personally appeared the above named **Chester Franklin Robert Proctor and Martha Yvonne Proctor, husband and wife**

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires **12-6-81**

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:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.

County of **Klamath**

I certify that the within instrument was received for record on the **1st** day of **April**, 19 **80** at **11:41** o'clock **A.** M., and recorded in book/reel/volume No. **1139** on page **6025** or as document/fee/file/instrument/microfilm No. **32600**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

D. Milne
By *Bernard H. Hetch* Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

RFFSAL
540 MAIN

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE