

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1780 Page 153

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE R. WELLS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT F. PARKER and GOLDA E. PARKER, 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 32, Block 7, Tract no. 1019, WINEMA PENINSULA UNIT NO. 2, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof,

Recorded : February 27, 1959 Book: 310 Page: 175

In favor of : Klamath Telephone & Telegraph Co.

For : Telephone and Telegraph line.

2. Conditions, Restrictions, building set-back lines and utility easements as set forth on the Plat and in the Dedication of Winema Peninsula No. 2.

3. Set back provisions as delineated on the recorded plat 25 foot from set back lines along front and 20 foot along all side and back lot lines.

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 \$5,300.00. However, the actual consideration consists of or includes other property or value given or promised which is hereby acknowledged. (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 3rd day of MAY, 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.

Clarence R. Wells
Clarence R. Wells

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
May 3, 1980

Personally appeared the above named
Clarence R. Wells

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

(OFFICIAL SEAL)

Before me:
John A. Kahla

Notary Public for Oregon

My commission expires July 16, 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:

Clarence R. Wells
P.O. Box 511
Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Robert F. & Golda E. Parker
P.O. Box 805
Chiloquin, Oregon 97624

After recording return to:
Winema Real Estate

P.O. Box 376
Chiloquin, Ore. 97624

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

Robert F. & Golda E. Parker
P.O. Box 805
Chiloquin, Oregon 97624

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

By

Deputy

col 700

Continued from the front:

4. Utility easements as delineated on the recorded plat along all back and side lot lines.

5. Trust Deed dated January 15, 1979, from Clarence R. Wells to Winema Peninsula, Inc., recorded January 26, 1979 in Book M-79 at Page 2253.

Said Trust Deed and the Note it secures shall be assumed by Robert F. Parker and Golda E. Parker, the Grantee herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Presented for record at _____

this 5th day of May A. D. 1980 at 1:53 o'clock P M., and

truly recorded in Vol. M80, of Deeds on Page 8235

Wm D. MILNE, County Clerk

Fee \$7.00

By Suzanne Hetch