

1-1-74

87466

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1380 Page 13997



KNOW ALL MEN BY THESE PRESENTS, That Theodore A. Thomas and Patricia M. Thomas, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Bret A. Specht and W. Leanne Specht, 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:

The W<sup>1</sup>S<sup>1</sup>SW<sup>1</sup> of Section 32, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon

Subject, however, to the following:

1. Rights of the public in and to any portion of the above described property lying within the limits of roads or highways.
2. An easement created by instrument, including the terms and provisions thereof,

Dated : May 2, 1912  
Recorded : May 4, 1914 Book: 42 Page: 103  
In favor of : The California Oregon Power Company, a Corporation  
For : Powerline across the S<sup>1</sup>SE<sup>1</sup> Sec. 32, and SW<sup>1</sup>SW<sup>1</sup> Sec. 33.  
(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 \$28,350.00.  
~~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 30th day of May, 1979; 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.

*Theodore A. Thomas*  
Theodore A. Thomas  
*Patricia M. Thomas*  
Patricia M. Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
May 30, 1979

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 \_\_\_\_\_

Personally appeared the above named Theodore A. Thomas and Patricia M. Thomas, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

\_\_\_\_\_, 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: *[Signature]*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 2/11/81

Before me: \_\_\_\_\_  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 \_\_\_\_\_ on page \_\_\_\_\_ or as file/reel number \_\_\_\_\_.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy

13398

Grantors herein reserve a 30 foot easement for access and utilities by others on the north and south boundaries of said property. Grantees herein agree to install all utilities underground and Grantees hereby are instructed from building on the North 160 feet of said property. Grantors herein hereby assign an undivided one-third interest in that certain Grant of Interest in Water Rights dated July 29, 1977, to Grantees herein.

STATE OF OREGON, COUNTY OF KLAMATH;

Filed for record at request of Klamath County Title Co.

this 28th day of July A.D. 1980 at 11:25 A.M., and July recorded in Vol. M80 of Deeds on Page 13997

W.D. MILNE, County Clerk

Berntha H. Letch

Fee \$7.00

Grantors herein reserve a 30 foot easement for access and utilities by others on the north and south boundaries of said property. Grantees herein agree to install all utilities underground and Grantees hereby are instructed from building on the North 160 feet of said property. Grantors herein hereby assign an undivided one-third interest in that certain Grant of Interest in Water Rights dated July 29, 1977, to Grantees herein.

Theodore A. Thomas  
Patricia M. Thomas

STATE OF OREGON, County of Klamath  
Notary Public for Oregon  
My commission expires

Patricia M. Thomas and Theodore A. Thomas, husband and wife  
Notary Public for Oregon  
My commission expires

STATE OF OREGON  
County of Klamath  
I certify that the within instrument was received for record on the day of July 1980 at 11:25 A.M. and recorded in book M80 of Deeds of said county. Witness my hand and seal of County Clerk.

Notary Public for Oregon  
My commission expires