

7-1-74

88808

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 78 Page 16073



KNOW ALL MEN BY THESE PRESENTS, That Marilyn S. Maxwell, aka Marilyn S. Haines

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Terry A. Walters and Beverly J. Walters, 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 Southeasterly 50 feet of Lot 4 and the Northwesterly 32 feet of Lot 5, WINEMA GARDENS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Taxes for the year 1980-81 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winema Gardens. Modified by an instrument recorded April 21, 1960 in Book 320 at page 437, Deed Records.
5. Covenants, easements and restrictions, but omitting restrictions, (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 \$ 59,950.00

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 (H), 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 22nd day of August, 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)

Marilyn S. Maxwell, aka Marilyn S. Haines

STATE OF OREGON,)
County of Klamath) ss.
August 22, 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

Personally appeared the above named
Marilyn S. Maxwell, aka Marilyn S. Haines

and acknowledged the foregoing instrument to be her 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:

(OFFICIAL SEAL)

(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3/30/81

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KEES & L
540 MAIN

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

STATE OF OREGON,

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 / 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

87081

16074

if any, based on race, color, religion or national origin, imposed
by instrument, including the terms and provisions thereof,
Recorded : July 15, 1959 Book: 13 Page: 472
Modified : May 26, 1960 Book: 321 Page: 440
6. Recitals in Deed from Orval Keith Musgrove, et ux., to Hilton R.
Thomas, et ux recorded June 14, 1965 in Book 362 at page 277, Deed
Records.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 25th day of August A. D. 1980 at 4:02 o'clock P. M., and
fully recorded in Vol. 480, of Deeds on Page 16073

Wm D. MILNE, County Clerk

By Berntha Hetsch

Fee \$7.00