

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 page 17689

KNOW ALL MEN BY THESE PRESENTS, That James M. Hubbard and Denise W. Hubbard, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Roy R. Huberd and Connie C. Huberd, 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 5 in Block 8 of Eldorado 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.

Subject, however, to the following:

1. Taxes for 1980-1981 are now a lien but not yet payable.
2. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
3. Right of way for transmission line, including the terms and provisions thereof, by and between Donald L. Sloan et ux., and The California Oregon Power Company, a California corporation, dated May 31, 1950, recorded July 17, 1950, in Volume 240, page 308 Deed Records of Klamath County, Oregon.

(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 \$ 57,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 17 day of Sept, 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)

James M. Hubbard
Denise W. Hubbard

STATE OF ~~OREGON~~ CALIFORNIA)
County of EL DORADO) ss.
August 22, 1980

Personally appeared the above named James M. Hubbard and Denise W. Hubbard, His Wife,

and acknowledged the foregoing instrument to be their

OFFICIAL SEAL
WAYNE C. RITZ
NOTARY PUBLIC
EL DORADO CO., CALIFORNIA
Notary Public for ~~OREGON~~ CALIFORNIA
My Commission Expires May 2, 1981

CALIFORNIA
STATE OF ~~OREGON~~ CALIFORNIA, County of EL DORADO) ss.

August 22, 1980
Personally appeared James M. Hubbard and Denise W. Hubbard 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~~ CALIFORNIA
My commission expires:

Hubbard

GRANTOR'S NAME AND ADDRESS

Huberd

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Roy R. Huberd
190 Peach Street
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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

Dept. of Veteran's Affairs
1225 Ferry St. SE
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath) ss.

I certify that the within instrument was received for record on the 17th day of September, 1980, at 4:47 o'clock P. M., and recorded in book reel volume No. NSQ on page 17689 or as document/fee/file/instrument/microfilm No. 89902, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By *Kenneth A. Phelps* Deputy