

1-1-74

823

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M81 Page 10703



KNOW ALL MEN BY THESE PRESENTS, That John C. Knecht and Holly D. Knecht, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Marion C. Barnes and Wilma L. Barnes, 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 7, Block 13, Tract No. 1105, FOURTH ADDITION TO CYPRESS VILLA, 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.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
5. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Fourth Addition to Cypress Villa, including set back lines and utility easements.

(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 \$70,000.00. 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 November, 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.

(If executed by a corporation,
affix corporate seal)

John C. Knecht
Holly D. Knecht
Holly D. Knecht

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

STATE OF OREGON, County of) ss.
November 30, 1979

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 be-
half 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)

Before me:
(OFFICIAL
SEAL) *Evelyn Biehn*
Notary Public for Oregon
My commission expires 3-22-81

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

WILMA L. BARNES
5553 SYLVIA
KLAMATH FALLS, OR. 97601
NAME, ADDRESS, ZIP

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

JOHN JEFFREY BONUS
5553 SYLVIA
KLAMATH FALLS, OR. 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,

County of Klamath

I certify that the within instru-
ment was received for record on the
15th day of June, 1981,
at 8:59 o'clock PM., and recorded
in book M81 on page 10703 or as
file/reel number 823

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Evelyn Biehn County Clerk
By *Debra* Recording Officer
Deputy

Fee \$3.50

91 JUN 15 PM 3 59