

1758

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 179 Page 12184

KNOW ALL MEN BY THESE PRESENTS, That CHARMAINE WELLS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WILLIAM L. DILLMAN and WILHELMINE A. DILLMAN, 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:

Lots 18 and 19, Block 9, TRACT 1019, WINEMA PENINSULA, UNIT NO. 2, 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. Covenants and Restrictions, as contained in the plat dedication.
2. A 25 foot building setback line as shown on the dedicated plat.
3. Reservations and Restrictions, as contained in Deed of Tribal Property recorded in Volume 310, page 175, Records of Klamath County, Oregon.
4. Trust Deed including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 27, 1981  
Recorded: June 1, 1981

(for continuation, see reverse side)  
(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 note 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 \$ -0-  
However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols (c), 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 July, 1981; 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)

Charmaine Wells  
Charmaine Wells

STATE OF OREGON,  
County of Klamath ss.  
July 3, 1981

Personally appeared the above named  
Charmaine Wells

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

(OFFICIAL SEAL)

Before me:  
Notary Public for Oregon  
My commission expires 12-25-82

STATE OF OREGON, County of ss.  
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

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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Charmaine Wells  
P.O. Box 511  
Chiloquin, OR 97624  
GRANTOR'S NAME AND ADDRESS  
William L. & Wilhelmine A. Dillman  
25 North 14th St., Suite #630  
San Jose, CA 95112  
GRANTEE'S NAME AND ADDRESS

After recording return to:

William L. & Wilhelmine A. Dillman

As above

NAME, ADDRESS, ZIP

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

William L. & Wilhelmine A. Dillman

As above

NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of ss.

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 of as document/tee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

SPACE RESERVED  
FOR  
RECORDER'S USE

12185

(continued from front side)

Volume: M81, page 9758, Microfilm Records of Klamath County, Oregon

Amount: \$3,434.00

Grantor: Charmaine Wells

Trustee: Mountain Title Company

Beneficiary: Winema Peninsula, Inc. an Oregon Corporation

Said TrustDeed and the note it secures are hereby assumed by the Grantee herein.  
(Affects Lot 19 only)

5. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: April 30, 1981

Recorded: June 1, 1981

Volume: M81, page 9764, Microfilm Records of Klamath County, Oregon.

Amount: \$5,117.00

Grantor: Clarence R. Wells and Charmaine Wells, husband and wife

Trustee: Mountain Title Company

Beneficiary: Winema Peninsula, Inc., an Oregon Corporation

Said Trust Deed and the note it secures are hereby assumed by the Grantee herein.  
(Affects Lot 18 only)

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Winema Real Estate

this 7th day of July, A.D. 1981 at 4:00 o'clock p M. and

duly recorded in Vol. M81, of Deeds on Page 2184.

EVLYN BIEHN, County Clerk  
By Bernetha J. Petch  
Fee \$7.00