

3026
WARRANTY DEED—TENANTS BY ENTIRETY
KNOW ALL MEN BY THESE PRESENTS, That William L. Bell

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert W. Miller and Virgie E. Miller, 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 9 in Block 3 of KLAMATH RIVER ACRES, 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. Right of way for transmission line, including the terms and provisions thereof, given by E. H. Seaver et ux, to the California Oregon Power Company, dated March 2, 1926, recorded March 28, 1926 in Deed Volume 69, page 601, Records of Klamath County, Oregon.

3. Restrictions as contained in plat dedication, to wit:
"(1) A 20 foot building setback along street side of all lots; (2) A 10 foot utility easement along the exterior lot lines where shown on the annexed plat; (3) An 8 foot utility easement along the interior back and side lot lines where shown on the annexed plat, said easements to be for future public utilities, drainage and sanitary sewers, said easements to provide ingress and egress for construction and maintenance of said lot as shown on dedicated plat. (For continuation of this deed, see reverse side)

4. An 8 foot utility easement along Southwest boundary of said lot as shown on dedicated plat. (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 lane, 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 \$8,000.00. 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 ①, 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 16th day of June, 1978; 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.

William L. Bell
WILLIAM L. BELL

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
June 16, 1978

Personally appeared the above named William Bell

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

(OFFICIAL SEAL) Linda Stelle
Notary Public for Oregon
My commission expires July 13, 1981

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, 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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

William L. Bell
P.O. Box 152
Klamath, Oregon 97627
GRANTOR'S NAME AND ADDRESS
Robert W. Miller - Virgie E. Miller
15010 Clovercreek Rd.
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Robert W. & Virgie E. Miller
15010 Clovercreek Rd.
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Robert W. & Virgie E. Miller
15010 Clovercreek Rd.
Klamath Falls, OR 97601
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/real number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed

Recording Officer
Deputy

14171
