

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1781 Page 411

KNOW ALL MEN BY THESE PRESENTS, That Harry H. Carrick and June G. Carrick, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert H. Smith III and Mary Ellen C. Smith, 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 19, Block 7, TRACT 1140, LYNNWOOD FIRST ADDITION, 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 the fiscal year 1979-1980, a lien, not yet due and payable.
2. Sewer and water use charges, if any, due to the City of Klamath Falls.
3. Reservations as set forth on plat dedication, to-wit:

"Subject to: All building restrictions of the R-75 Zone of the City of Klamath Falls as of the date of recording; Easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities with any planting or structures placed thereon by the lot owner to be at his (For continuation of this document, see reverse side of this deed.)

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 \$18,000.00. However, the actual consideration consists of or includes other property or value given or promised which is not readily ascertainable (indicate which). (The sentence between the symbols "if" 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 12th day of October, 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.

Harry H. Carrick  
June G. Carrick

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, )  
County of Klamath ) ss.  
October 12, 1979.

Personally appeared the above named Harry H. Carrick and June G. Carrick, husband and wife,

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

Before me: Margaret L. Leakey  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 3-19-81.

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  
, 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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording, return to:  
Robert H. and Mary Ellen C. Smith III  
935 Newcastle Avenue  
Klamath Falls, OR 97601

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

RH Smith III and  
Mary Ellen C. Smith  
935 Newcastle Ave Klamath Falls 97601

STATE OF OREGON, ) ss.

County of  
I certify that the within instru-  
ment was received for record on the  
day of 19  
at o'clock M., and recorded  
in book on page or as  
file/reel number  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.

By

Recording Officer  
Deputy

own risk; Additional restrictions as provided in any recorded protective covenants."

4. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded June 9, 1976 in Volume M76, page 8487, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record XXXXXXXXXX

This 2nd day of December A.D. 1981 at 9:06 o'clock A.M., and

duly recorded in Vol. M81 of Deeds 20715

Fee \$8.00

By Berntha A. Lett