FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

1-1-74

8666

WARRANTY DEED—TENANTS BY ENTIRETY

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. M82 Page 1127

KNOW ALL MEN BY THESE PRESENTS, That Charles L. Hess and Alice L. Hess, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Randy J. Van Dresar and Janice M. Van Dresar, 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 34, BLOCK ONE, ORIGINAL PLAT 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. A 10 foot utility easement along rear of lot as shown on dedicated plat.
2. Restrictions 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 mantenance of said utilities."
3. Subject to the requirements and provisions of ORS Chapter 481 per-

(for continuation of this deed see reverse side of this document)
(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 $23,500.00.

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 June, 19 77; 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)

Charles L. Hess
Charles L. Hess

Alice L. Hess
Alice L. Hess

STATE OF OREGON,
County of Klamath } ss.
June 30, 19 77.

Personally appeared the above named Charles L. Hess and Alice L. Hess, husband and wife and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 7/19/78

STATE OF OREGON, County of) ss.
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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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Winfield J. Ford
P.O. Box 1484 Klamath Ore. 97627

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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 on page or as file/reel number, Record of Deeds of said county.
Witness my hand and seal of County affixed.

Recording Officer
By Deputy

taining to the registration and transfer of ownership of a Mobile Home, and any interests or liens disclosed thereby.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at ~~xxxxxxx~~ of

this 28 day of Jan. A.D. 19 82 at 1:24 o'clock P M. and

duly recorded in Vol. M 82 of Deeds on Page 1127

Fee $8.00 EVELYN BIEHN, County Clerk

By Joyce McClure