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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1182 Page 2034

8808

KNOW ALL MEN BY THESE PRESENTS, That CLARENCE RICHARD WELLS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES M. COLLINS and CHARLENE D. COLLINS, 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 28, Block 8, 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. Reservations, restrictions and easements as contained in Deed of Tribal Property dated February 25, 1959 and recorded February 27, 1959 in Volume 310, page 175, Deed Records of Klamath County, Oregon.
2. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as contained in plat dedication.

(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 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 \$6,307.00

However, the actual consideration consists of or includes other property of 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 93.039.)

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 20th day of DECEMBER, 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)

Clarence Richard Wells
Clarence Richard Wells

STATE OF OREGON,

County of Klamath } ss.

DECEMBER 20, 1981

Personally appeared the above named
Clarence Richard Wells

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires JULY 16, 1983

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)

Clarence Richard Wells

P.O. Box 511
Chiloquin, OR 97624

GRANTOR'S NAME AND ADDRESS

James M. & Charlene D. Collins
1411 Annapolis Way
San Jose, CA 95112

GRANTEE'S NAME AND ADDRESS

After recording return to:

Clarence Richard Wells

Same as above

NAME, ADDRESS, ZIP

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

James M. and Charlene D. Collins

Same 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/fee/file/instrument/microfilm No. _____ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME

TITLE

By _____

Deputy

SPACE RESERVED
FOR
RECORDER'S USE

WILLIAM M. COLLINS, husband and wife, hereinafter called the donors, does hereby grant, sell, convey and warrant unto the grantee, the heirs of the grantee and their assigns, the land described as follows: State of Oregon, County of Klamath, Section 36, T4N, R12E, W1E, Winema Peninsula, UNIT NO. 2, according to the official record on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

1. Reservations, conditions and easements as contained in Book of Titled Property Deeds, Volume 82, Page 1759 and recorded February 27, 1980 in Volume 82, Page 1759, Deeds Records of Klamath County, Oregon.

2. Government, conditions and restrictions, but including restrictions, if any, based on race, color, religion or national origin, as contained in the deed.

(See description, see reverse side)

TO HAVE AND TO HOLD unto the grantee, the heirs of the grantee and their assigns, the land described as follows: State of Oregon, County of Klamath, Section 36, T4N, R12E, W1E, Winema Peninsula, UNIT NO. 2, according to the official record on file in the office of the County Clerk of Klamath County, Oregon, unto the grantee, the heirs of the grantee and their assigns, the land described as follows: State of Oregon, County of Klamath, Section 36, T4N, R12E, W1E, Winema Peninsula, UNIT NO. 2, according to the official record on file in the office of the County Clerk of Klamath County, Oregon.

(Description continued)

3. Subject to a 25 foot building setback from lot line as shown on dedicated plat.

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 1, 1981

Recorded: June 1, 1981

Volume: M81, page 9762, Microfilm Records of Klamath County, Oregon

Amount: \$6,307.00.00

Grantor: Clarence Richard Wells

Trustee: Mountain Title Company

Beneficiary: Winema Peninsula, Inc., an Oregon Corporation

Said Trust Deed and the note it secures are being assumed by James M. Collins and Charlene D. Collins, husband and wife, the grantee herein.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~xxxxxx~~

this 17 day of Feb. A.D. 1982 at 2:02 clock P.M., and
duly recorded in Vol. 82, of Deeds on Page 2032.

Fee \$8.00

EV. LYN BIEHN, County Clerk

By Joyce McArthur