

1-1-74

11493

WARRANTY DEED - TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That PHYLLIS NELSON BROWN

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by EUGENE W. PARK and JOAN D. PARK, 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 7, Block 8, TRACT NO. 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 plat dedication.
2. Reservations and Restrictions as contained in Deed of Tribal Property recorded in Volume 310, page 175, Records of Klamath County, Oregon, as follows:

"The above described land is subject to a right of way to Klamath Telephone and Telegraph Company, for telephone and telegraph line, approved by John H. Edwards, assistant Secretary of the Interior, on May 10, 1927, subject to the provisions of the Act of March 3, (for continuation of this description see 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 \$60,500.00

~~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 <sup>®</sup>, 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 15th day of September, 1980; 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)

*Phyllis Nelson Brown*  
Phyllis Nelson Brown

STATE OF OREGON, )  
County of Klamath ) ss.  
September 15, 1980

Personally appeared the above named  
Phyllis Nelson Brown  
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:  
*John A. Kalita*  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires JULY 16, 1984

STATE OF OREGON, County of ) ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_\_,  
\_\_\_\_\_ 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:

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

Phyllis Nelson Brown  
1170 Genie Ct., SE  
Salem, OR 97302

GRANTOR'S NAME AND ADDRESS

Eugene W. and Joan D. Park  
General Delivery  
Chiloquin, OR 97624

GRANTEE'S NAME AND ADDRESS

After recording return to:

Eugene W. & Joan D. Park

NAME, ADDRESS, ZIP

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

Eugene W. & Joan D. Park

NAME, ADDRESS, ZIP

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/reel/volume No. \_\_\_\_\_ on page \_\_\_\_\_ or 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

1877

P252 2711

0011

5592

(description continued)

1901 (31 Stat. 1058-1063), Departmental regulations thereunder and subject also to any prior valid existing right of adverse claim.

Title to the above described property is conveyed subject to any existing easements for public roads and highways, for public utilities, and for railroads and pipe lines and for any other easements or rights of way of record."

3. Setback provisions as delineated on the recorded plat, 25 feet from front lot line.

4. Utility easements as delineated on the recorded plat along rear lot line.

WITNESSED, COUNTY OF KLAMATH; ss.

Filed for record ~~at~~ postbox

On 5 day of May A.D. 1982 at 9-41 o'clock A.M. and

duly recorded in Vol. M 82 of Deeds on Page 5591

Fee \$8.00

By EVELYN BIEHL County Clerk

Joyce M. Thune