

1-1-74

18114

WARRANTY DEED—TENANTS BY ENTIRETY

reg 17302

KNOW ALL MEN BY THESE PRESENTS, That

Gary Hook and John O'Hearn

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William R. Roberts and Mildred S. Roberts, 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 14, Block 1, Tract No. 1118, in the County of Klamath, State of Oregon.

SUBJECT, however, to the exceptions on the attached Exhibit "A".

(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,

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 \$ 28,000.00. 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 2nd 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

October 2, 1979

Personally appeared the above named

Gary Hook and John O'Hearn

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires July 16, 1980

STATE OF OREGON, County of

John O'Hearn

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 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:

Gary Hook & John O'Hearn
3113 Bristol #15
Klamath Falls, Ore. 97601
GRANTOR'S NAME AND ADDRESS

William & Mildred Roberts
3321 Mueller Road
Sebastopol, Calif. 95472
GRANTEE'S NAME AND ADDRESS

After recording return to:

William & Mildred Roberts

NAME, ADDRESS, ZIP

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

William & Mildred Roberts
3321 Mueller Road
Sebastopol, Calif. 95472
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 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

SPACE RESERVED FOR RECORDER'S USE

SUBJECT, however, to the following.

1. Rights of the public and of Governmental bodies in and to that portion of the herein described property lying below the ordinary high water mark of Sprague River.
2. Any existing easements visible on the ground for roads, pipelines or utilities, to which the property might be subject under provisions of Land Status Report recorded in Book 307 at page 481, Deed Records.
3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1118.
4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.

Recorded : July 1, 1976 Book: M-76 Page: 10037

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record 10:39
 this 8 day of Dec A.D. 19 82 at 10 o'clock A.M., and
 duly recorded in Vol. M82, of Deeds on Page 17302

Fee \$8.00

By Joyce M. Shum EVELYN BIEHN, County Clerk