

21313

WARRANTY DEED—TENANTS BY ENTIRETY

V. 1183 Page 3761



KNOW ALL MEN BY THESE PRESENTS, That PATRICIA DINGLER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOE J. BAIR and MARY ELLEN BAIR, 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:

Tract 13 of 400 Sub-Division, according to the official plat thereof on file in the office of the office of the County Clerk of Klamath County, Oregon.

Subject to: SEE EXHIBIT "A" ATTACHED HERETO.

(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 reservations, restrictions, rights of way, easements of record and those apparent on the land,

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 \$ 51,500.00. 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 ①, 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 18 day of February, 1983; 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)

PATRICIA DINGLER

STATE OF OREGON,)
County of Klamath) ss.
February 18, 19 83

Personally appeared the above named PATRICIA DINGLER

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

Before me: *Beverly S. Nutter*
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 4-8-86

PATRICIA DINGLER

GRANTOR'S NAME AND ADDRESS

Joe J. and Mary Ellen Bair
9743 Spring Lake Road
Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Henderson & Molatore
426 Main Street
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Joe J. and Mar- Ellen Bair
9743 Spring Lake Road
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON, County of) ss.
February 18, 19 83

Personally appeared) and

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)

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

EXHIBIT "B"

3762

Subject to the printed exceptions, exclusions and stipulations which are part of said policy, and to the following:

1. The assessment roll and the tax roll disclose that the within described premises were specially assessed as farm land. Taxes for the year 1982-83 and possibly prior years have been deferred pursuant to ORS 303.370 to 308.403. These, plus earned interest are due and payable when said reason for the deferment no longer exists.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
4. Reservations and restrictions in deed from Chester V. Barton and Leah Barton, husband and wife, to Guy Barton, dated February 15, 1930, recorded February 15, 1930, in Volume 84 page 342, Deed records of Klamath County, Oregon, as follows: "...excepting and reserving to the seller, his heirs and assigns, the right at any time to build, erect ditches, telephone, telegraph and electric power lines in and upon said premises, and to keep and maintain the same, said right to be for the benefit of the lands and premises adjoining above described land...."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record

this 14th day of March A.D. 19 83 at 9:08 o'clock A.M. and
duly recorded in Vol. M83, of Deeds on page 3761

By EVLYN DIENH, County Clerk
[Signature]
Fee \$8.00