

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. m84 Page9568

37496

KNOW ALL MEN BY THESE PRESENTS, That GEORGE T. EPPERSON and  
MILDRED G. EPPERSON, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JERALD L.  
SANTILLIE and JUDITH M. SANTILLIE, 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 ap-  
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

See Exhibit "A" attached hereto  
and by this reference made a  
part hereof.

(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 en-  
tirety, 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  
herein

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 \$12,500.00

However, the actual consideration consists of or includes other property or value given or promised which is  
the whole or 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 15th day of March, 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)

George T. Epperson

GEORGE T. EPPERSON

Mildred G. Epperson

MILDRED G. EPPERSON

STATE OF OREGON, County of \_\_\_\_\_) ss.

, 19 \_\_\_\_\_

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  
half 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)(OFFICIAL  
SEAL)

Notary Public for Oregon

My commission expires 4/13/85

Notary Public for Oregon

My commission expires:

George T. and Mildred G. Epperson  
2200 Waird  
Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Jerald L. and Judith M. Santillie  
3520 Cannon  
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.

Jerald L. and Judith M. Santillie  
3520 Cannon  
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of \_\_\_\_\_) ss.

I certify that the within instru-  
ment 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

EXHIBIT "A"

The Westerly 50 feet of the E-1/2 of Lot 8, Block 1, ALTAMONT ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: (1) Assessments, if any, due to the City of Klamath Falls for water use.

- (2) The premises herein-described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
- (3) The premises herein-described are within and subject to the statutory powers, including the power of assessment, of Klamath Project and Klamath Irrigation District.
- (4) Reservations and restrictions as set forth in Deed from A. L. Wishard, et ux, to Jacob P. Cleek, et ux, dated November 7, 1925, recorded November 7, 1925, in Volume 67, page 567, Deed Records of Klamath County, Oregon, to wit: "do hereby covenant and agree to and with the said A. L. Wishard and Erma M. Wishard, their heirs, executors, administrators and assigns as follows: That they will not at any time hereafter construct upon the lands hereinbefore described any buildings of any kind or description whatsoever at a distance of less than twenty (20) feet from Third Street, and that they will not construct or erect upon the lands hereinbefore described any dwelling house which is of a value of less than Two Thousand Dollars. The right to enter upon and construct irrigation Ditches and divert irrigation water along the property lines of the lands hereinbefore described is hereby reserved."
- (5) Easement, including the terms and provisions thereof, dated July 19, 1940, recorded November 18, 1942, in Volume 151 at page 197, Deed Records of Klamath County, Oregon, in favor of Anton Meyer, et ux, for right of way for the purpose of constructing and maintaining an irrigation ditch along the boundary line or lines of said property.
- (6) Easement Agreement, including the terms and provisions thereof, dated June 5, 1969, recorded July 1, 1969, in Volume M69, page 5703, Microfilm Records of Klamath County, Oregon, in favor of Joe Yance and Donna Yance, husband and wife, for well purposes.
- (7) Reservations, restrictions, rights of way, easements of record and those apparent on the land.

STATE OF OREGON: COUNTY OF KLAMATH:ss

I hereby certify that the within instrument was received and filed for record on the 7th day of June A.D., 1984 at 10:31 o'clock A M, and duly recorded in Vol M84, of Deeds on page 9568.

EVELYN BIEHN, COUNTY CLERK

by: Pam Smith, Deputy

Fee: \$ 8.00