

WARRANTY DEED - TENANTS BY ENTIRETY

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1-1-74 39075

Mary E. Woodhouse

KNOW ALL MEN BY THESE PRESENTS, That

Arthur H.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Patterson III and Jennifer K. Patterson, 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 1 and the NW 1/2 of Lot 2 in Block 45 of HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, LESS the Southwesterly 20 feet of said Lots, heretofore conveyed to the City of Klamath Falls for road purposes.

Subject, however, to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.

(For continuation of this document, see reverse side of this deed.)

(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 \$ 55,000.00. 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 23 day of July, 1984; 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.

Mary E. Woodhouse  
Mary E. Woodhouse

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,  
County of Klamath } ss.  
July 23, 1984

Personally appeared the above named  
Mary E. Woodhouse  
and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:  
(OFFICIAL SEAL) James D. Roche  
Notary Public for Oregon 10-25-84  
My commission expires ..

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 be-  
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)  
Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
PATTERSON - KLAMATH FIRST FEDERAL S & L	
540 MAIN	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
KFFS&L	
540 MAIN	
Klamath Falls, OR 97601	
NAME, ADDRESS, ZIP	

STATE OF OREGON, ) ss.  
County of ..  
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.  
By .. Deputy

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2. Agreement for hot water well, including the terms and provisions thereof;

Dated: September 12, 1958

Recorded: May 4, 1959

Volume: 312, page 188, Deed Records of Klamath County, Oregon

First Party: Charles G. Woodhouse and Mary E. Woodhouse

Second Party: James D. Bocchi and Doralyn M. Bocchi

3. Any encroachments, unrecorded easements, violations of covenants, conditions and restrictions, and any other matters which would be disclosed by a correct survey;

4. Taxes for the fiscal year 1984-1985, a lien, not yet due and payable.

STATE OF OREGON,)

County of Klamath )

Filed for record at request of

on this 23 day of July A.D. 19 84

at 12:04 o'clock P M, and duly

recorded in Vol. M84 of Deeds

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EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee 8.00

Mary E. Woodhouse

