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MAC 2289

1-1-74

47142

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Wayne E. Malotte

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edward J. Carter and Yvonne A. Carter, 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:

Lots 1, 2, 3, 4, 5, 6, 18, 19, 20, 21 and 22, Block 3, TOWN OF MIDLAND, in the County of Klamath, State of Oregon, TOGETHER WITH vacated alley adjacent thereto by order of vacation in Volume 289 at page 469, February 1956.

Subject, however, to the following:

1. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
  2. Easement for existing public utilities, if any, in vacated alley.
- Said original plat having made reference to the right at that time to construct utilities in said streets and alleys.

(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 \$ 34,000.00

~~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 20 day of August, 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)

Wayne E. Malotte  
Wayne E. Malotte

STATE OF OREGON, )  
County of Klamath ) ss.  
August 20, 19 79.

Personally appeared the above named  
Wayne E. Malotte

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

Before me:  
(OFFICIAL SEAL) Notary Public for Oregon  
My commission expires 11/2/82

STATE OF OREGON, County of ) ss.  
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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:  
Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to: Edward J. & Yvonne Carter P.O. Box 127 Midland, OR 97634
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address. Edward J. & Yvonne Carter P.O. Box 127 Midland, OR 97634

STATE OF OREGON, ) ss.  
County of Klamath )  
I certify that the within instru-  
ment was received for record on the  
25th day of March, 19 85,  
at 4:06 o'clock PM., and recorded  
in book M85 on page 4387 or as  
file/reel number 47142  
Record of Deeds of said county.  
Witness my hand and seal of  
County affixed.  
Evelyn Biehn, County Clerk  
Recording Officer  
By [Signature] Deputy  
Fee: \$5.00