

1-7-74

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WARRANTY DEED - TENANTS BY ENTIRETY

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12384

KNOW ALL MEN BY THESE PRESENTS, That G. O. ERLANDSON

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROBERT E. BIBB, JR. and JENNIFER A. BIBB - - - 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 in Block 2, TRACT NO. 1067, 'THE HIGHLANDS', according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights-of-way of record and those apparent on the land, including, but not limited to, right of way for pole and wire lines given by the State Land Board to Pacific Telephone and Telegraph recorded August 1, 1942, in Volume 149, page 40, Deed Records of Klamath County, Oregon.

FURTHER SUBJECT TO: Reservations and restrictions contained in deed recorded August 27, 1948, in Volume 224, page 259 as follows: "Reserving to the State of Oregon all the coal, oil, gas and other minerals in said above described lands, together with the right to prospect for, mine and remove the same."

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 grantees lawfully seized in fee simple of the above granted premises, free from all encumbrances except reservations, restrictions, rights of way of record and those apparent on the land and that which is stated above - - - 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 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 23rd day of November, 1977; 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.

G. O. Erlandson

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath }
November 23, 1977.

STATE OF OREGON, County of _____) ss.
Personally appeared _____, 19____.

_____ 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.

Personally appeared the above named G. O. ERLANDSON and acknowledged the foregoing instrument to be his voluntary act and deed. Before me: *[Signature]* Notary Public for Oregon My commission expires 6-16-81

G. O. Erlandson
2026 Lawrence Street
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Robert E. Bibb, Jr. and Jennifer A. Bibb
788 Westbrook Drive
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
John Yarbrough
3424 JANA COURT
Klamath Falls, Oregon 97603
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
Robert E. Bibb, Jr. and Jennifer A. Bibb
788 Westbrook Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

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 _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.
By _____ Recording Officer
Deputy

SPACE RESERVED FOR RECORDER'S USE

26
14
10

FURTHER SUBJECT TO: A 25 foot building setback from streets as shown on dedicated plat.

FURTHER SUBJECT TO: Restrictions as shown on plat dedication, to wit: "Said plat being subject to: Building setbacks, drainage easements and street plugs as shown on the annexed plat; and additional restrictions as provided in recorded protective covenants."

FURTHER SUBJECT TO: Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof. Recorded July 3, 1973; Volume M73, page 8466, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Klamath First Federal Savings & Loan the 14th day of July A.D. 19 87 at 10:26 o'clock A. M., and duly recorded in Vol. M87 of Deeds on Page 12384.

FEE \$14.00

Evelyn Biehn, County Clerk
By [Signature]