

1-1-74

80078

WARRANTY DEED—TENANTS BY ENTIRETY

Vol 187

Page

17973

2

KNOW ALL MEN BY THESE PRESENTS, That David L. Cavener

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Jerry O. Anderson and Peggy J. Anderson

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 20, Block 7, TRACT 1140, LYNNWOOD FIRST ADDITION, in the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Sewer and water use charges, if any, due to the City of Klamath Falls.
2. Reservations as set forth on plat dedication, to wit:

"Subject to: All building restrictions of the R-75 Zone of the City of Klamath Falls as of the date of recording; Easements as shown on annexed map are dedicated to the City of Klamath Falls for regulation and placement of utilities, said easements to provide ingress and egress for construction and maintenance of said utilities with any planting or structures placed thereon by the lot owner to be at his own risk; Additional restrictions as provided in any recorded (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 \$15,000.00

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 ©, 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 7th day of November, 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)

David L. Cavener

By: James H. Cavener

James H. Cavener, His Attorney-in-fact

FORM No. 159—ACKNOWLEDGMENT BY ATTORNEY-IN-FACT

STATE OF OREGON,

County of Klamath

ss.

On this 7th day of November, 1979 personally appeared James H. Cavener

who, being duly sworn (or affirmed), did say that he is the attorney in fact for David L. Cavener

that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

(Official Seal)

Before me:

Lincoln Stille

(Signature)

My Commission Expires:

(Title of Officer)

My Commission Expires July 13, 1981
ment 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.

GRANTEE'S NAME AND ADDRESS

After recording return to:
Paul & Rebecca L. Culbertson
18444 SE 247th Place
Kent, WA 98042

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Paul & Rebecca L. Culbertson
18444 SE 247th Place
Kent, WA 98042

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Recording Officer

By Deputy

5. 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, imposed by 1976 in Volume M-76, page 8487, Microfilm Records of Klamath County, Oregon.

Filed for record at request of Mountain Title Company
of October A.D., 19 87 at 8:37 o'clock A M., and duly recorded in Vol. M87
of Deeds on Page 17973

By Evelyn Biehn, County Clerk
By Pam Smith

[illegible]

STATE OF OREGON

that he executed the foregoing instrument by authority of and in behalf of said principal, and need of said principal.

who being duly sworn (or affirmed), did depose that he is the attorney in fact for James H. Cavenot.

On this the Cavenot

County of Richmond

November 19, 1900

personally appeared

[Handwritten signature]

Commission Expires
 (Date of Office)
 My Commission Expires July 13, 1908
 Certificate was received for record on the
 day of
 at
 of
 in
 the
 record of said county
 Witness my hand and seal of
 County Clerk

Recording Officer
 Deputy

B)

Paul & Rebecca L. Culbertson
1844 SE 24th Place
Kent, WA 98042