

1-1-74

K-32719

26150

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Donnie Triplett and Charlott P. Triplett, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harry G. Erkenbeck and Corinne B. Erkenbeck, 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 26, Block 4, Sun Forrest Estates, 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. Transmission line easement, including the terms and provisions thereof, given by Estelle Berry, aka Estelle M. Berry, a widow, to the United States of America, dated September 13, 1951, recorded October 9, 1951, in Deed Volume 250 page 282, records of Klamath County, Oregon.
2. Easement, including the terms and provisions thereof, given by Jack C. Ecoff to United States of America, dated June 12, 1972, recorded June 30, 1972, in Volume M72, page 7124, Deed Records of Klamath County, Oregon.
3. Building and Use Restrictions for Sun Forest Estates dated May 8, 1972, recorded September 10, 1972, in Volume M72 page 10585, Deed Records of Klamath County, Oregon.

(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 \$ 5,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 13th day of December, 19 79; 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)

Donnie Triplett

Charlott P. Triplett

STATE OF ~~OREGON~~ NEVADA

County of Washoe } ss.  
December 13, 19 79

Personally appeared the above named

Donnie Triplett and Charlott P. Triplett, husband and wife,

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

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.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: \_\_\_\_\_

STATE OF OREGON,

County of Klamath } ss.

I certify that the within instrument was received for record on the 22nd day of Feb., 19 91, at 9:19 o'clock A.M., and recorded in book M91 on page 3225 or as file/reel number 26150, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk  
Recording Officer  
By Quelene M. Mullendore Deputy

Fee \$28.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Harry G. & Corine B. Erkenbeck  
2848 S.E. Pardee  
Portland, OR 97202

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

no change

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

