

51580

WARRANTY DEED - TENANTS BY ENTIRETY

Page 15013

KNOW ALL MEN BY THESE PRESENTS, That Gary Allen Irwin and Barbara Grace Irwin, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor, do hereby grant, bargain, sell and convey unto the grantees, as tenants by the entirety, the heirs of the survivor and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appearing to be so, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 17 of SUNRISE PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

- Subject, however, to the following:
1. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
 2. Rules, regulations and assessments of South Suburban Sanitary District.
 3. Assessments and charges of the City of Klamath Falls for monthly water and/or sewer service.
 4. Reservations and restrictions on the plat and in the dedication of Sunrise Park.

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 \$ 55,200.00. Offsetting, 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 @, if not applicable, should be deleted. See ORS 93.040.)

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 provision hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 11th day of July, 1978, 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.

STATE OF OREGON,
County of Klamath
July 11, 1978

STATE OF OREGON, County of _____
Personally appeared _____

Personally appeared the above named Gary Allen Irwin and Barbara Grace Irwin, husband and wife, who being duly sworn, depose and say that the foregoing instrument is their voluntary act and deed.

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 the presence of me, a Notary Public for Oregon, by its authorized officers and each of them, acknowledged said instrument to be its voluntary act and deed.

Notary Public for Oregon
My commission expires 3/20/81

Notary Public for Oregon
My commission expires: _____ (OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
NAME, ADDRESS, ZIP
Use if a change is requested all tax statements shall be sent to the new address.

STATE OF OREGON,
County of Klamath
I certify that the within instrument was received for record on the 12 day of July, 1978, at 3:52 o'clock P.M., and recorded in book M78 on page 15013 or as file/reel number. Denda
Record of Deeds of said county.
Witness my hand and seal at _____
Ms. D. Malone
Recording Officer
Deputy
Fee \$3.00

STATE OF OREGON: COUNTY OF KLAMATH: SS.
Aspen Title
A.D. 19 94 at 1:42 o'clock P M., and duly recorded in Vol. M94J day
of Co. Lien Docket on Page 13278
Evelyn Biehn
By Annette County Clerk