

57249

WARRANTY DEED—TENANTS BY ENTIRETY

38-16676-13330

KNOW ALL MEN BY THESE PRESENTS, That Linda M. Baltazor

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harry E. McDonald and Mary Jo McDonald, 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 4, Block 6, Tract No. 1025, WINCHESTER, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. 1978-1979 taxes, a lien in an amount to be determined, but not yet payable.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Winchester.
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.
4. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.

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,

grantor will warrant and forever defend the said premises and every part and parcel thereof against the law 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 \$48,500.00

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 23 day of October, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath } ss.
October 23, 1978

Personally appeared the above named Linda M. Baltazor

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

Before me, Notary Public for Oregon
My commission expires 2-3-79

STATE OF OREGON, County of } ss.
Personally appeared

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

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: 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 24th day of October, 1978, at 3:45 o'clock P. M., and recorded in book 78 on page 23911 or as file/reel number 57249. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. Milne Recording Officer
By Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Or
Box 1936
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Harry E. McDonald
4236 Lafayette
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow of April A.D., 1994 at 1:45 o'clock P. M., and duly recorded in Vol. M94 of County Lien Docket on Page 13329.

FEE \$10.00

Evelyn Biehn County Clerk
By Arnette Mueller