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02-10-95A11:22 RCVD

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 95 Page 29499

HTC #05012770

KNOW ALL MEN BY THESE PRESENTS, That Alfred J. Hauptmann and Karen A. Hauptmann, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John M. Edwards and Dorene Rae Edwards, 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:

All that portion of Lot 13 of Empire Tracts, as shown upon the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Lot 13 and running thence East along the South line of said lot, 72.2 feet to a point which is the Northeast corner of Lot 10 of Garden Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence in a Northeasterly direction in a straight line to the Southeast corner of Lot 10 of said Empire Tracts; thence West along the South line of Lots 10 and 9 of Empire Tracts 142.0 feet; thence South along the West line of said Lot 13 of Empire Tracts 129.3 feet to the point of beginning.

(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 \$30,000.00

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[Ⓢ], 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 27th day of August, 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)

Alfred J. Hauptmann
Alfred J. Hauptmann
Karen A. Hauptmann
Karen A. Hauptmann

STATE OF OREGON, } ss.
County of Klamath
August 27, 1979

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____ 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 _____

Personally appeared the above named Alfred J. Hauptmann and Karen A. Hauptmann, husband and wife,

and acknowledged the foregoing instrument to be 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 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: [Signature]
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires: _____

Notary Public for Oregon
My commission expires 7/19/82

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS	
GRANTEE'S NAME AND ADDRESS	
After recording return to:	
RAYMOND HILLER	
1514 ETNA	
KLAMATH FALLS, OREGON 97603	
NAME, ADDRESS, ZIP	
Until a change is requested all tax statements shall be sent to the following address.	
SAME AS NOW LISTED	
NAME, ADDRESS, ZIP	

SPACE RESERVED FOR RECORDER'S USE

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

Subject, however, to the following:

1. Taxes for the year 1979-1980 are now a lien but not yet payable.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations contracts, easements, water and irrigation rights in connection therewith.
4. Any unpaid charges or assessments of Enterprise Irrigation District.
5. Reservations and restrictions contained in deed from John Gysbers and Pearl Gysbers, husband and wife, dated July 25, 1938, recorded June 19, 1940, in Deed Volume 130 page 73, records of Klamath County, Oregon, as follows: "...excepting and reserving to the first parties their heirs and assigns the right at any time to construct, build and erect ditches, telephone lines and electric power lines in and upon said premises and to keep and maintain the same, said right of way to be for the benefit of the lands and premises adjoining the above described land."

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co the 10th day
of Feb A.D., 19 95 at 11:22 o'clock A M.. and duly recorded in Vol. M95
of Deeds on Page 2949

FEE \$35.00

Bernetha G. Letsch County Clerk

By Pauline M. Mendenhall