

77531

WARRANTY DEED-TENANTS BY ENTIRETY

Vol 199 Page 12272

KNOW ALL MEN BY THESE PRESENTS, That MARVIN H. WHARTON and MYRTLE L. WHARTON, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GEORGE A. VELOUDOS and MARKELLA G. VELOUDOS, 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:

The S½SE¼ of Section 28, Township 35 South, Range 10 East of the Willamette Meridian.

SUBJECT, however, to the following:

1. Rights of the public in and to any portion of said premises lying within the limits of roads and highways.
2. Reservations and restrictions, including the terms and provisions thereof, as disclosed by instrument recorded March 26, 1950 in Deed Volume 298 at page 291, Records of Klamath County, Oregon. "Excepting, however, from this conveyance that certain fire road and all appurtenances thereto, constructed by the United States, through, over or upon the land herein described, and the right of the United States, its officers, agents, or employees to maintain, operate, repair, or improve the same so long as needed or used for or (Description continued on reverse)

(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 \$ 16,500.00

~~However, the above consideration is not to be paid until the grantor has received the proceeds of the sale of the premises described in the above instrument.~~ (The sentence between the symbols 3, if not applicable, should be deleted. See ORS 93.540.)

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 1st day of July, 1976; 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.

Marvin H. Wharton
Myrtle L. Wharton
Marvin H. Wharton
Myrtle L. Wharton

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of Klamath) ss.
JULY 16, 1976

Personally appeared the above named Marvin H. Wharton and Myrtle L. Wharton

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

(OFFICIAL SEAL)

Before me: John A. Kalita

Notary Public for Oregon

My commission expires July 16, 1976

STATE OF OREGON, County of) ss.
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Personally appeared

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Markella Veloudos
2425 Wolf Lane
Grants Pass, Oregon 97527

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON.

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.

Recording Officer

By Deputy

8959 NNN low
(Description Continued)

by the United States." (Covers additional property)

3. Subject to an easement 30 feet wide along the Southerly boundary and 30 feet wide along the Easterly boundary of the S¹₂SE¹₄ Section 28, Twp 35 S., R 10 EWM., as set forth in contract recorded December 5, 1974 in Book M-74 at page 15508, Microfilm Records, for right of way.
4. As disclosed by the assessment and tax roll, the premises herein have been specially assessed for farm use. If the land becomes disqualified for this special assessment under the statutes, an additional tax, plus interest and penalty, will be levied for the number of years in which this special assessment was in effect for the land.

STATE OF OREGON COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title & Escrow the 6th day
of April A.D. 1999 at 10:36 o'clock A. M., and duly recorded in Vol. M99
of Deeds on Page 12273

Linda Smith, County Clerk

FEE

\$35.00

by

Kathleen Rose

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