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WARRANTY DEED—TENANTS BY ENTIRETY

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5838 3

KNOW ALL MEN BY THESE PRESENTS, That Robert A. Daugherty and Phyllis M. Daugherty, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Billy C. Drumm and Shirley J. Drumm, 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 12 of ODESSA SUMMER HOME SITES, 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. A 20 foot building setback from street as shown on dedicated plat.
2. Restrictions and easements as contained in plat dedication, to wit: "Subject to setback lines of not less than 20 feet from street boundaries and an easement strip 10.0 feet in width with right of ingress and egress at the rear of all lots for public utilities."
3. Agreement for regulating water level of Klamath Lake, including the terms and provisions thereof, between Herbert Fleishhacker, et ux, and the California Oregon Power Company, recorded February 15, 1924, in Book 63 at page 459, Deed records of Klamath County, Oregon.

(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 \$84,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 19th day of June, 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)

Robert A. Daugherty
Phyllis M. Daugherty

STATE OF OREGON, }
County of Klamath } ss.
June 22, 1979

Personally appeared the above named Robert A. Daugherty and Phyllis M. Daugherty, husband and wife,

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

Before me: Marlene V. Addington
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 3-22-81

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

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 _____

_____, 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:

NAME, ADDRESS, ZIP

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

26A

NAME, ADDRESS, ZIP

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.

Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

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4. Covenants, conditions, restrictions and easements but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded January 8, 1959, in Volume 308, page 401, Deed Records of Klamath County, Oregon.

State of Oregon, County of Klamath
Recorded 11/14/01 2:50 p m.
In Vol. M01, Page 58383
Linda Smith, County Clerk
Fee \$ 26⁰⁰ # of Pgs 2