

7236

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Harold L. Jensen and Eileen C. Jensen, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Robert D. Fenimore and Phyllis M. Fenimore, 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 18 in Block 4 of FIRST ADDITION TO BANYON PARK, 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. Taxes for 1975-76.
2. Rules, regulations and assessments of South Suburban Sanitary District.
3. Rules, regulations, liens, assessments, contracts, rights of way, easements, and any and all obligations created or imposed upon or affecting said premises by the Klamath Basin Improvement District, any unpaid charges or assessments in connection therewith.
4. Reservations and restrictions contained in deed from Washington-Oregon Investment Company, a corporation, to Edgar L. Turner and Mary Turner, husband and wife, dated October 23, 1948, recorded October 28, 1948, in Deed Volume 226, page 191, records of Klamath County, Oregon, as (for continuation of this deed see reverse side of this document)

(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 \$ 27,150.00. 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 13th day of OCTOBER, 1975; 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, } ss.
County of Klamath }
OCTOBER 13, 1975

Personally appeared the above named Harold L. Jensen and Eileen C. Jensen

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 11-12-78

Harold L. Jensen
HAROLD L. JENSEN
Eileen C. Jensen
EILEEN C. JENSEN
STATE OF OREGON, County of } ss.
1975

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 _____

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: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal City

City

NAME, ADDRESS, ZIP

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

Same

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 _____, 1975,

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

follows: "Subject to irrigation rights for ditches to convey water for irrigation purposes for the benefit of adjoining property owners on the West side of the above described property."

5. Reservations and restrictions contained on the plat and shown in the dedication of Tract No. 1087, First Addition to Banyon Park, as follows: "...hereby dedicate, donate and convey to the public, for public use forever, the streets as shown on the annexed plat, said plat being subject to: (1) a 25-foot building set back on the front of all lots and a 20-foot building set back line along side street lines (2) Easements as shown on the annexed map for constructions and maintenance of public utilities and irrigation, said easements to provide ingress and egress with any plantings or structure placed thereon by lot owners to be at their own risk. (3) Additional restrictions as provided in any recorded protective covenants."

6. Declaration of Conditions and Restrictions of Banyon Park Subdivision, First Addition, recorded December 23, 1974, in Volume M-74, page 16182, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY FILE 20

this 14th day of NOVEMBER 11:52 A. D. 1975 at 11:52 o'clock AM, and

duly recorded in Vol. M 75, of DEEDS on Page 14354

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drayton