

10449

WARRANTY DEED—TENANTS BY ENTIRETY

2342

KNOW ALL MEN BY THESE PRESENTS, That Joan L. Phillips

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Cari R. Shaner and Marilyn K. Shaner, 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 5, Block 2, CASA MANANA, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.

2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

3. Reservations and easements, including the terms and provisions thereof, as set forth in deed from Pete Sather and Helen Sather, husband and wife, to Boyd F. Sprague and Georgiana C. Sprague, husband and wife, dated September 27, 1946, recorded August 11, 1950 in Deed Volume 241 at page 192, Records of Klamath County, Oregon.

(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, and that 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 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 \$25,000.00

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 13 day of February, 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss.
February 13, 1976

Personally appeared the above named
Joan L. Phillips

Notary Public for Oregon—Chiquita
My commission expires

STATE OF OREGON, County of ss.
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:

STATE OF OREGON,

County of ss.

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal Savings & Loan
2943 S. Sixth
Klamath Falls

NAME, ADDRESS, ZIP

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

First Federal Savings & Loan
2943 S. Sixth
Klamath Falls

NAME, ADDRESS, ZIP

2343

4. Building set back line 20 feet along front and street side of lot as shown on dedicated plat.

5. Public utilities easement over rear 10 feet of lot as shown on dedicated plat.

6. Reservations contained in plat dedication, to-wit:
"Building set-back along all streets and avenues as shown on the annexed plat, a five foot side line set-back along all lots and an easement along the back of all lots as shown on the annexed plat for present and future public utilities, drainage and perpetual right-of-way for ditches to convey irrigation water as shown on the annexed plat; said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and plantings being place thereon at the risk of the owners."

7. Conditions and restrictions, including the terms and provisions thereof, contained in that certain declaration recorded May 10, 1963 in Miscellaneous Volume 14 at page 480, Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Notary Public File No. 1559

this 20th day of FEBRUARY A. D. 1976 at o'clock P.M. and

duly recorded in Vol. M 76 of DEEDS on Page 2342

Wm. D. MILNE, County Clerk

Fee \$ 6.00