

MTC # 1683

01-10172

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

STEVENSON'S LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

12887

WARRANTY DEED—TENANTS BY ENTIRETY

5962

(CR)

KNOW ALL MEN BY THESE PRESENTS, That William N. Fisher and Kathryn G. Fisher, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Randy D. McBride and Diana J. McBride, 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 29, Block 2 of TRACT 1002, LAWANDA HILLS, 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. Liens and assessments of Plevna District Improvement Company, and regulations, easements, contracts, water and irrigation rights in connection therewith; and any unpaid charges or assessments of Plevna District Improvement Company.

2. Right of Way, created by instrument, including the terms and provisions thereof, Recorded: March 20, 1926 in Volume 69, page 384, Deed Records of Klamath County, Oregon.

In Favor Of: California Oregon Power Company
For: Transmission lines

Affects: a portion of Lawanda Hills Tract 1002 (Blanket easement)

3. Agreement, including the terms and provisions thereof, recorded (for continuation of this deed see reverse side of this document)

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 \$ 36,000.00
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 ®, 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 22 day of April, 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.

William N. Fisher
William N. Fisher

Kathryn G. Fisher
Kathryn G. Fisher

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

STATE OF OREGON, County of Klamath) ss.
April 22, 1976.

Personally appeared the above named
William N. Fisher and
Kathryn G. Fisher

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

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon

My commission expires 10-13-78

Notary Public for Oregon
My commission expires:

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)

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/real number _____

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

FFS & L
Main Br.

NAME, ADDRESS, ZIP

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

FFS & L
Main Br.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

April 27, 1940 in Volume 128, page 593, Deed Records of Klamath County, Oregon between grantors and Plevna District Improvement Company.

4. Agreement, including the terms and provisions thereof, recorded December 18, 1967 in Volume M67, page 9824, Microfilm Records of Klamath County, Oregon, between grantors and Pacific Power and Light Company. (Blanket easement)

5. Public utilities easement as shown on dedicated plat. (Rear 8 feet)

6. Building setback line 25 feet from street as shown on dedicated plat.

7. Restrictions as contained in plat dedication to-wit:
"All sanitary facilities subject to the approval of the County Sanitarian; no residential buildings shall be constructed between main ditch and Highway 66; Drainage easements as shown on annexed plat; Any recorded protective covenants."

8. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded November 14, 1975 in Volume M75, page 14401, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

for record at request of MOUNTAIN TITLE CO
this, 23 day of April, A.D. 1976, at 10:50 o'clock A.M.
 duly recorded in Vol. M 76, of DEEDS, on Page 5962

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Hagel