

13569

KNOW ALL MEN BY THESE PRESENTS, That David Leroy Antley and Rhonda Ann Antley, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Michael R. Maroney and Laura S. Maroney, 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 3 and the Easterly 2 feet of Lot 4, DEBIRK HOMES, 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 Klamath Irrigation District.
3. A 20 foot building setback line, as shown on dedicated plat.
4. Reservations as contained in plat dedication, to-wit:
"perpetual rights to use of all irrigation ditches shown on the plat for irrigation of lots, and do hereby grant public easements for an eight foot easement along the back of all lots and a three foot easement along the side line of all lots for future sanitary sewers (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 \$25,500.00. 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 7th day of May, 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.
May 7th, 1976

Personally appeared the above named
David Leroy Antley and
Rhonda Ann Antley

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

Before me,
[Signature]
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 11-12-78

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:

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First Federal S&L
2943 S. Sixth
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Same as above
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 _____, 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

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- and public utilities, said easements to provide ingress and egress for construction and maintenance of said utilities, with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner, and said easements to be of ten foot width along the West side of Lots 13 and 14 and along the East side of Lot 26 for sanitary sewer main line use, and that we do declare this plat to be subject to the following conditions: 1. A 20 foot building setback line as shown. 2. The use of the land platted herein is for residential purposes only and is limited to one residential building per lot. 3. Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority specifications. 4. There shall be a minimum foundation area of 850 square feet for one story residences, not including garage or storage space."
5. Right of Way, including the terms and provisions thereof, granted to the California Oregon Power Company, a California corporation, dated December 5, 1956, recorded December 10, 1956, Deed Records of Klamath County, Oregon, as shown by deed recorded May 21, 1968 in Volume M68, page 4546, Microfilm Records of Klamath County, Oregon.
6. 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, dated June 30, 1958, recorded July 15, 1958 in Volume 301, page 56, Deed Records of Klamath County, Oregon and modified on February 25, 1960, recorded February 26, 1960 in Volume 319, page 246, Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE COthis 7th day of MAY A. D. 19 76 at 4:28 o'clock PM,
duly recorded in Vol. M 76, of DEEDS on Page 6875

FEE \$ 6.00

By Wm D. MILNE County Clerk
Hazel Drazie