

KNOW ALL MEN BY THESE PRESENTS, That Carl H. Porter and Velma C. Porter, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Patrick James McCardell and H. Anne McCardell, 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: The North 60 feet of the South 70 feet of Lot 23, TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk, 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. Easements, setback lines and reservations as shown on dedicated plat and as contained in plat dedication, to-wit:

"(1) A 20 foot building setback line along the front of all lots on 50 foot streets, a 15 foot setback line along the front of all lots on 60 foot streets and a 15 foot setback line along all lots on side streets. (2) All houses built to no less than minimum

(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 \$ 25,000.00

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 day of June, 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)

INDIANA
STATE OF INDIANA,)
County of Lawrence,) ss.
June 18, 1976

Personally appeared the above named
Carl H. Porter and
Velma C. Porter, husband and
wife
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) Walter F. Bailey
Notary Public for Indiana

My commission expires Sept. 10, 1978

STATE OF OREGON, County of) ss.

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 be-
half 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 National Bank of Oregon
P.O. Box 1236
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
First National Bank of Oregon
P.O. Box 1236
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

STATE OF OREGON,

County of _____) ss.

I certify that the within instru-
ment was received for record on the
day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book _____ on page _____ or as
file/roll number _____,
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

10047

architectural standard as required by Federal Housing Authority specifications. (3) A ten foot easement along the back of all lots and 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, said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

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 June 11, 1959 in Volume 313, page 290; and modified by instrument, including the terms and provisions thereof, recorded June 17, 1959 in Volume 313, page 355, all Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH, ss.
 Filed for record at request of MOUNTAIN TITLE CO
 this 2nd day of July A. D. 1976 at 10:27 o'clock AM, and
 duly recorded in Vol. M 76, of DEEDS on Page 10046
 Wm D. MILNE, County Cl.
 FEE\$ 6.00 By Hazel Drazie