

L#01-40932 MTC-2248

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).
1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

JAN 1976 LAW PUBLISHING CO., PORTLAND, OR. 97204

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KNOW ALL MEN BY THESE PRESENTS, That Charles F. Ziegler and
Geraldine Ziegler, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edward D.S. Tarape and Shirley D. Tarape, 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 14, Block 5 of FIRST ADDITION to KELENE GARDENS, 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. Building set back line 20 feet from street as shown on dedicated plat.
4. Public utilities easement along rear 8 feet and easement along southerly line for utility and irrigation ditch as shown on dedicated plat.
5. Reservations as contained in plat dedication, to-wit:

"(1) Building setback lines as shown on the annexed plat, (2) Utility easements as shown on the annexed plat for all present and future utilities (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 \$ 27,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is hereby considered (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 2nd day of August SEPT, 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.)

Charles F. Ziegler
Charles F. Ziegler

Geraldine Ziegler
Geraldine Ziegler

STATE OF OREGON,)
County of Klamath) ss.
August SEPT, 2, 19 76

STATE OF OREGON, County of) ss.
19 76

Personally appeared the above named
Charles F. Ziegler and
Geraldine Ziegler, husband and
wife
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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:
(OFFICIAL SEAL) *Donald V. Brown*
Notary Public for Oregon
My commission expires 11-12-78

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Federal Savings
Sharon Piza Bland

NAME, ADDRESS, ZIP

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

same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of

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/reel number _____

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

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

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and perpetual right of way for ditches to convey irrigation water, said easements to provide ingress and egress for construction and maintenance for said utilities, with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner, (3) The use of the land is for residential purposes only and is limited to one residential building per lot, (4) Architectural standard shall be no less than the minimum requirements of the Federal Housing Authority specifications, (5) No changes will be made in the present irrigation ditches without the consent of the Klamath Irrigation District, its successors or assigns.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 Filed for record at request of MOUNTAIN TITLE CO.
 this 3rd day of SEPTEMBER A. D. 1976 at 12:04 o'clock P M. and
 duly recorded in Vol. M 76, of DEEDS on Page 13808
 FEE \$ 6.00 By Wm D. MILNE, County Clerk
Hayel Dray