

1-1-74

18743

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M76 Page 14097

KNOW ALL MEN BY THESE PRESENTS, That Charles H. Selleck and Virginia Selleck, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Peter H. Heinrich and Kay Heidrich, 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 1, WINEMA 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. Covenants, conditions and restrictions; but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instruments, including the terms and provisions thereof, recorded August 13, 1959 in Volume 13, page 496, Klamath County, Oregon, Miscellaneous Records, recorded and modified April 21, 1960 in Volume 320, page 437, Klamath County, Oregon, Deed Records, and recorded May 26, 1960 in Volume 321, page 440, Klamath County, Oregon, Deed Records.
3. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, (for continuation of this legal description see reverse side of this deed)

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 \$32,400.00

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 31 day of August, 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, ALASKA } ss.
County of 29, 1976

Personally appeared the above named

Charles H. Selleck and Virginia Selleck, husband and wife

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

Before me: Frank Williams
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires April 13, 1981

STATE OF OREGON, County of 19, 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 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON

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

SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH FALLS, OREGON

STATE OF OREGON,

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.

Recording Officer

By Deputy

SPACE RESERVED FOR RECORDER'S USE

including the terms thereof, recorded May 2, 1944 in Book 164, page 406,
Deed Records as follows:

"Rights of way for irrigation and drainage ditches are hereby reserved. Not more than 2 hogs shall be kept on said premises at any time."

4. Easements and restrictions as reserved in plat dedication, to-wit:

"1. A 20 foot building setback line along the front of all lots as shown.

2. A 10 foot easement along the back of all lots as shown, said easement to be centered along the back of adjoining lots and to be for future public utilities, drainage and sanitary sewers, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structure or fences being permitted thereon and any plantings being placed thereon at the risk of the owner should said construction or maintenance damage them.

3. Use of the land is for residential purpose only and is limited one residential building per lot.

4. Architectural standards shall be no less than the minimum requirements of F.H.A. specifications with a minimum foundation area of 1000 square feet of living space.

5. Ten foot utility easement to include and be centered on the side lines of Lots 8, 9, 10, 11, 12, 13 and 14."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 9th day of September A. D. 19 76 at 11:56 o'clock A M., and
duly recorded in Vol. M76, of Deeds on Page 14097

Wm D. MILNE, County Clerk

By Lorahy De Cure

Fee \$6.00