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

STEVEN NEEB LAW PUBLISHING CO., PORTLAND, OR 97204

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That A. W. Thomas and Bettye F. Thomas, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by George Ray DeLonge and Margaret E. DeLonge, 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 26 in Block 7 of THIRD ADDITION TO 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. A 20 foot building setback from Climax Avenue, as shown on dedicated plat.

3. An 8 foot utility easement along the rear of lot, as shown on dedicated plat.

4. Reservations as contained in plat dedication, to-wit:  
"subject to the following conditions: (1) A 20 foot building setback line along the front and a 15 foot setback on the street sideline of all lots as shown on the annexed plat. (2) (for continuation of this deed 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 \$ 38,700.00. 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 7 day of September, 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 XXXXX } ss.  
September 7, 1976

Personally appeared the above named A. W. Thomas and Bettye F. Thomas

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

Before me: Suzanne M. O'Hara  
(OFFICIAL SEAL) Notary Public for Oregon, XXXX California  
My commission expires Feb. 8, 1980

STATE OF OREGON, }  
County of \_\_\_\_\_ } ss.  
Personally appeared \_\_\_\_\_, 19\_\_\_\_

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: FFS & L - Main

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, }  
County of \_\_\_\_\_ } ss.  
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/roll number \_\_\_\_\_  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

By \_\_\_\_\_ Recording Officer  
Deputy



Public utilities easement on the back of all lots as shown on the annexed plat, said easement to provide ingress and egress for the construction and maintenance of said utilities with no structures 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) Additional restrictions as provided in recorded protective covenants."

5. Conditions and restrictions, including the terms and provisions thereof, as contained in deed recorded September 28, 1949 in Volume 234, page 248, Deed Records of Klamath County, Oregon, to-wit:

"Subject to any and all unpaid taxes thereon, if any, and not more than two hogs shall be kept on said premises at any one time, and subject also to any and all incumbrances permitted or suffered by the grantees on said premises at any time."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 13<sup>th</sup> day of September A. D. 1976 at 11:02 o'clock A. M., on

duly recorded in Vol. M76, of Deeds on Page 14283

Wm D. MILNE, County Clerk

By Sarahy DeLore

fee \$6.00