

20937

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. *MTC # 2482*
Page *172-1*KNOW ALL MEN BY THESE PRESENTS, That Arlo R. Rasdal and Barbara D. Rasdal, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Timothy L. Fontaine and Maryalice Fontaine, 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 South 40 feet of Lot 15 and the North 30 feet of Lot 16, of WEST PARK, a resubdivision of a portion of BUENA VISTA and FAIRVIEW ADDITION NO. 2 to the City of Klamath Falls, Klamath County, Oregon.

Subject, however, to the following:

1. A 6 foot utility easement along the rear of lot, as shown on dedicated plat.

2. Restrictions as contained in plat dedication to-wit:

"Subject to building setbacks and regulations as set forth by the Zoning Ordinances of the City of Klamath Falls, Oregon and to Utility Easements as shown on the annexed plat.

3. 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 September 10, 1956, recorded September 21, 1956 in Volume 286, page 611, Deed Records of Klamath County, Oregon.

(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 $\odot$, 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 October, 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)

Arlo R. Rasdal

Barbara D. Rasdal

STATE OF OREGON,

County of Klamath } ss.
October , 1976STATE OF OREGON, County of) ss.
October , 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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 2-3-79

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
P.O. Box 1936
Klamath Falls, Ore 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 1936
Klamath Falls, Ore 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of KLANATH } ss.

I certify that the within instrument was received for record on the 29th day of OCTOBER, 1976, at 1:30 o'clock P.M., and recorded in book M 76 on page 17201 or as file/reel number 20937.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel D. Maguire Recording Officer Deputy

FEE \$ 3.00