

12 0140-999

MTC-2459

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

1-1-74

21453

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 76 Page 17934

KNOW ALL MEN BY THESE PRESENTS, That Gary Lee Eaton and Wanda M. Eaton, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles R. Overson and Ramona L. Overson, 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 6 in Block 3 of FIRST 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. Reservations and restrictions in deed from Anna Simers, widow of A. J. Simmers, to Herman L. Lofdahl, a single man, dated May 14, 1951, recorded July 13, 1951 in Volume 248, page 397, Deed Records of Klamath County, Oregon, as follows:

"Not more than two hogs shall be kept on said premises at any one time."

Reservations and restrictions contained in the dedication of First Addition to Winema Gardens.

(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 \$32,000.00.

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 10th day of November, 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 Klamath

November 10, 1976

Personally appeared the above named Gary Lee Eaton and Wanda M. Eaton, husband and wife

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

Before me, *Bruce W. Bean*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 11-12-78

Gary Lee Eaton
Gary Lee Eaton

Wanda M. Eaton
Wanda M. Eaton

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:

STATE OF OREGON,

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/ree/ number _____

Record of Deeds of said county.

Witness my hand and seal of

County affixed.

Recording Officer

By _____ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

SHASTA PLAZA BRANCH

First Federal Savings & Loan Association

OF KLAMATH FALLS, OREGON

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

3. Building setback line 20 feet from street as shown on dedicated plat.
4. Utility easement as shown on dedicated plat. (Affects rear 8 feet)
5. Reservations as contained in plat dedication, to-wit:
 "(1) A 20 foot building setback line along the front of all lots;
 (2) A 15 foot building setback on the street sideline of Lots 1 and 8, Block 1, Lots 1, 8, 9 and 16, Block 2, Lots 1, 2, 5 and 8 Block 3, and Lots 1, 6, 8 and 13, Block 4; (3) a 10 foot utility easement to be centered on the side lines of Lots 9 thru 16, Block 2 and Lots 1 thru 8, Block 1 as shown on annexed plat; (4) An 8 foot utility easement along the back of all lots unless otherwise indicated on annexed plat, said easements 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 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; (5) Additional restrictions as provided in recorded protective covenants."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO

this 12th day of NOVEMBER 1976 at 8:44 o'clock A. M.

duly recorded in Vol. N 76, of DEEDS on Page 17934

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Dray