

A-27384 21815

WARRANTY DEED—TENANTS BY ENTIRETY

JOHN W. BURLISON and

GENEVA I. BURLISON, husband and wife,

FRANK LeROY

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FRANK LeROY, 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 4 in Block 2 of Pine Grove Ranchettes, 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) Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.

2) Easement for water pipe line, including the terms and provisions thereof, as disclosed by Agreements, dated November 14, 1966, recorded January 5, 1967, in Volume M67 page 111, and dated March 12, 1968, recorded March 20, 1968 in Volume M68 page 2187, Microfilm records of Klamath County, Oregon.

3) Reservations and restrictions contained in the dedication of Pine Grove Ranchettes as follows: "...said plat being subject to the following restrictions: 1. A 25 foot building set back line from the front line of all lots except the well lot. 2. Any easements or rights of way of record. 3. A 16 foot public utilities easement, water line easements and drainage easements all as shown on the annexed plat. 4. One foot reserve strips (street plugs) as shown on the annexed plat. To be dedicated to the county (continued 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.

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 \$ 36,000.00. 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 12 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.

John W. Burlison
John W. Burlison

Geneva I. Burlison
Geneva I. Burlison

STATE OF OREGON, County of Klamath, ss.

STATE OF OREGON, County of Klamath, ss.
October 12, 1976

Personally appeared the above named John W. Burlison and Geneva I. Burlison, husband and wife,

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

Personally appeared _____ 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: _____
Notary Public for Oregon
My commission expires 8-5-79

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
FRANK Ellison
11935 Finley Ct
K Falls, Or 97601
NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:
Dept of VA
Salem, Or
NAME, ADDRESS, ZIP

STATE OF OREGON, ss.

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.

By _____ Recording Officer
Deputy

18402

and later released by resolution when the adjoining property is properly developed."

4) Declaration of Covenants, Conditions and Restrictions, including the terms and provisions thereof, recorded October 7, 1970 in Volume M70 page 8985, Microfilm records of Klamath County, Oregon, as amended by that certain instrument recorded September 8, 1972 in Volume M72 page 10125, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of KLAMATH COUNTY TITLE CO.

this 18th day of NOVEMBER A. D. 1976 at 2:38 o'clock P. M., of

duly recorded in Vol. M76, of DEEDS on Page 18401

FEE \$ 6.00

Wm D. MILNE, County Clerk

Hazel M. Milne