

01-41143 MIT 3096

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

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

McKENNEN LAW PUBLISHING CO., PORTLAND, OR. 97204

27409

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KNOW ALL MEN BY THESE PRESENTS, That Robert L. Dalton and Gay E. Dalton, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Eddie K. Wells and Margaret H. Wells

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

Lot 2 in Block 13 of TRACT NO. 1079, SIXTH ADDITION TO SUNSET VILLAGE, 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. Subject to assessment of Sunset Village Lighting District.

3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.

4. A 25 foot building setback line from Rio Vista Way, as shown on dedicated plat.

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

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

(continued on reverse side of this document)
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 \$40,900.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 92.030.)

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 21 day of March, 1977, 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.

Robert L. Dalton
Robert L. Dalton

Gay E. Dalton
Gay E. Dalton

STATE OF OREGON,)
County of Klamath) ss.
March 21, 1977

Personally appeared the above named Robert L. Dalton and Gay E. Dalton, husband and wife

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

Before me: Robert L. Dalton
Notary Public for Oregon
My commission expires 9/23/77

STATE OF OREGON,)
County of Klamath) ss.
March 21, 1977

Personally appeared the above named Robert L. Dalton and Gay E. Dalton, husband and wife

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

Before me: Robert L. Dalton
Notary Public for Oregon
My commission expires 9/23/77

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instrument was received for record on the day of March, 1977

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

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

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"Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress for construction and maintenance of said utilities, irrigation and drainage, (2) No changes will be made in the present irrigation, and/or drain ditches without the consent of the Enterprise Irrigation District, its successors or assigns, (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines, (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

7. 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, recorded June 29, 1973 in Volume M73, page 8283; Microfilm Records of Klamath County, Oregon.

8. Easement, including the terms and provisions thereof, given by Marth Keller et al, to Oregon Water Corporation, dated November 8, 1972, recorded November 9, 1972, in Volume M72, page 12926, recorded March 5, 1973, in Volume M73, page 2293, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF CLATSOP; ss.

Filed for record at request of Mountain Title Company

this 30th day of March A.D. 1977 at 1:07 PM.

fully recorded in Vol. M 77, of Deeds on Page 5307

/s/ Wm D. MILNE, County Clerk

By Hazel L. Swaine

Fee \$6.00

[illegible][illegible]