

L#014-1138

MTC-3111

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

1-1-74

27411

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Richard C. Hamilton and Pamela E. Hamilton, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gordon M. Maddock and Lois Jean Maddock

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 5 of SECOND ADDITION TO MOYINA, 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. Right of way, including the terms and provisions thereof, recorded April 5, 1940 in Volume 128, page 267, and June 8, 1956 in Volume 284, page 22, all Deed Records of Klamath County, Oregon:

To: The California Oregon Power Company

For: Transmission line

Affects: No location given

3. Utility easements as shown on dedicated plat. (Affects rear 8 feet)

4. Restrictions and easements contained in plat dedication, to-wit: (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 \$48,500.00

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 @, 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 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.

(If executed by a corporation, affix corporate seal)

Richard C. Hamilton

Pamela E. Hamilton

Pamela E. Hamilton

STATE OF OREGON,  
County of Klamath } ss.  
March 28, 1977

STATE OF OREGON, County of } ss.  
March 28, 1977

Personally appeared the above named  
Richard C. Hamilton and Pamela E. Hamilton, husband and wife

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

(OFFICIAL SEAL)

Notary Public for Oregon  
My commission expires 11-12-78

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

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  
KLAMATH FALLS, OREGON

STATE OF OREGON, } ss.  
County of }  
I certify that the within instrument was received for record on the day of 1977, at 6 o'clock P.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



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"A 20 foot building setback line on all fronting streets and a 15 foot building setback on all side line streets, public utilities easements as shown on annexed plat, total height of a building is limited to 18 feet above the top of the foundation."  
5. Subject to an easement 8 feet in width lying parallel and adjacent to the Northerly line of said lot to provide ingress and egress for the construction and maintenance of a water line, recorded July 9, 1975 in Volume M75, page 7727, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Company

this 30th day of March A. D. 1977 at 1:08 o'clock P. M. on

duly recorded in Vol. M 77, of Deeds on Page 5311

Fee \$6.00

Wm D. MILNE, County Clerk

By Hazel Magill