

LH 03-4153 KIT A-27844

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

1-1-74

27706

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 17 Page 5727

KNOW ALL MEN BY THESE PRESENTS, That Gary A. Irwin and Barbara G. Irwin, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lester J. Miller and Anne P. Miller, 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: Lots 35 and 36 in Block 11 of ST. FRANCIS PARK, 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. Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith.
2. Any unpaid charges or assessments of Enterprise Irrigation District.
3. Rules and regulations and assessments of South Suburban Sanitary District.
4. Reservations and restrictions contained in deed from George S. Rusco and Esther Rusco, husband and wife, to Gerhard Klinkhammer and Eunice Klinkhammer, husband and wife, dated May 31, 1939, recorded June 7, 1939, in Deed Volume 122, page 441, records of Klamath County, Oregon, as follows:

(for continuation of this deed see reverse side of this document)

(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 \$ 23,000.00

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 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 equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 4th 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)

STATE OF OREGON,

County of Klamath

March

April

Personally appeared the above named Gary A. Irwin and Barbara G. Irwin, husband and wife

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

(OFFICIAL SEAL)

Before me: Debra A. Williams

Notary Public for Oregon

My commission expires 3-21-81

STATE OF OREGON, County of ss.

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:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON,

County of ss.

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.

Recording Officer

By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

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

SPACE RESERVED FOR RECORDER'S USE

these
may
or be
herein
promptly
said in
state in
force in
beneficial
fact; not
constituted
or waste
now or here
by fire or
in a suit
secured by
financing,
approved for
premiums paid
said policy
discrepancy

5728

"1. The value of the dwelling houses to be constructed on said property shall be in the amount of not less than \$2,000.00 of approved floor plans, designs and mode of construction to be approved by grantors and assigns.
2. The principal buildings shall be built on a building line 25 feet from property lines fronting streets and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building."

STATE OF OREGON; COUNTY OF KLANATH; ss.

And for record at request of KLAMATH COUNTY TITLE CO

this 6th day of APRIL A.D. 1977 at 10:49 AM and

duly recorded in Vol. M 77 of DEEDS on Page 5727

FEE \$ 6.00

W. D. MILLER, County Clerk

Hazel D. Miller