

28354

WARRANTY DEED—TENANTS BY ENTIRETY

MTC 3169
Vol. 17 Page 6684

KNOW ALL MEN BY THESE PRESENTS, That DAVID G. FILIPPE and DONNA J. FILIPPE, Husband and Wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RANDALL COLLVER and SUSAN COLLVER, 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 5 in Block 5, TRACT NO. 1007, WINCHESTER, 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 Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Building setback line 25 feet from street and 20 feet from side street lines as shown on dedicated plat.
4. Easement 8 feet along rear of lot as shown on dedicated plat.
5. Reservations contained in plat dedication, to wit: (for continuation of this deed, see reversed 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 \$ 27,000.

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 19 day of April, 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)

David G. Filippe
David G. Filippe

Donna J. Filippe
Donna J. Filippe

STATE OF OREGON, } ss.
County of Klamath
April 19, 1977

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 _____

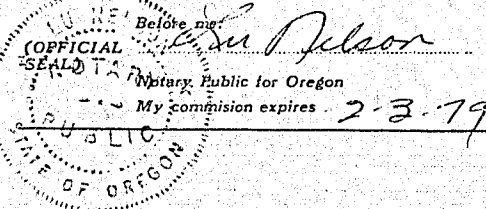
Personally appeared the above named David
G. Filippe and Donna J. Filippe,
Husband and Wife

and acknowledged the foregoing instru-
ment to be _____ their
_____ voluntary act and deed.

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:

(OFFICIAL SEAL)



Notary Public for Oregon
My commission expires:

STATE OF OREGON, } ss.

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/reel number _____.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
Klamath Falls, OREGON 97601
Klamath Falls, OREGON 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Same as above
NAME, ADDRESS, ZIP

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and remain a
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"A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any planting or structures placed thereon by the lot owner to be at his own risk; No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; Additional restrictions as provided in any recorded protective covenants."

6. Covenants, 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 September 21, 1970 in Volume M70, page 8316, Microfilm Records of Klamath County, Oregon.
7. Fence Encroachment, as disclosed by instrument recorded April 30, 1975 in Volume M75, Page 4644, Microfilm Records of Klamath County, Oregon, James M. Thayer et ux to David G. Filippé et ux.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Mountain Title CO.

this 20th day of April A. D. 1977 at 10:51 o'clock A.M. in

duly recorded in Vol. M 77, of Deeds on Page 6684

W. D. MULNE, County Clerk

Fee \$6.00

By Handwritten Signature