

30481

## WARRANTY DEED—TENANTS BY ENTIRETY

Aaron Lugo, aka Arron Lugo and

KNOW ALL MEN BY THESE PRESENTS, That  
Darla F. Lugo

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Lonell W. Hefner and Lilyan A. Hefner, 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 3 in Block 2 of 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
3. Building setback line 20 feet from street as shown on dedicated plat.
4. Utility easement as shown on dedicated plat.
5. Reservations as contained in plat dedication, to-wit:
  - (1) Easements for future public utilities, irrigation and drainage ditches as shown on the annexed plat.
  - (2) Easements to provide for ingress and egress for construction and maintenance of said utilities, (for continuation of this document see reverse side of this deed)

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 \$31,500.00. 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 22 day of June, 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

June 2, 1977

Personally appeared the above named  
Aaron Lugo, aka Arron Lugo  
and Darla F. Lugo

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

Notary Public for Oregon  
My commission expires 2-3-79

STATE OF OREGON, County of Klamath, ss.

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 \_\_\_\_\_, 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: \_\_\_\_\_

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.

By \_\_\_\_\_ Recording Officer  
Deputy

After recording return to:  
West National Bank of Oregon  
P.O. Box 1936  
Klamath Falls, OR 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
Lonell W. & Lilyan A. Hefner  
3916 Arroyo St  
Klamath Falls, Ore 97601

SPACE RESERVED  
FOR  
RECORDER'S USE



9659

irrigation and drainage ditches. (3) 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. (4) Building setback lines as shown on the annexed plat. (5) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

6. Subject to liens and assessments of Sunset Village Lighting District.

7. 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 May 29, 1967 in Volume M67, page 4004, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO 9:58

this 3rd day of JUNE A.D. 1977 at 9:58 A.M. and

duly recorded in Vol. M 77, of DEEDS on 9658

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drazie