

31571

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Donald M. Clark and Shirley L. Clark, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James E. Mantz and Barbara M. Mantz, 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 27, KENNICOTT COUNTRY ESTATES, Klamath County, Oregon.

Subject, however to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Enterprise Irrigation District.
2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
3. A 20 foot building setback from Estate Drive, as shown on dedicated plat.
4. A 25 foot drainage and irrigation easement along the rear of lot, as shown on dedicated plat.
5. Restrictions as shown on plat dedication, to-wit:

"Subject to a building setback along all streets and avenues as shown on the annexed plat; a five foot side line setback along all lots and an easement along the back of all lots as shown on the annexed plat for (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 \$ 24,900.00

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 23 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)

Donald M. Clark

Shirley L. Clark

STATE OF OREGON,)
County of Klamath) ss.
June 23, 1977

STATE OF OREGON, County of) ss.
June 23, 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 Donald M. Clark and Shirley L. Clark, husband and wife

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

Before me: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 2-3-79

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:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
P.O. Box 1936
Klamath Falls, Oregon 97601

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

James E. & Barbara M. Mantz
5846 Estate Drive
Klamath Falls, Oregon 97601

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of _____

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 of _____.

By _____

Recording Officer
Deputy

present and future public utilities; drainage and perpetual right-of-way for ditches to convey irrigation water as shown on the annexed plat; said easement to provide ingress and egress for construction and maintenance of such utilities with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner."

6. 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, dated April 14, 1960, recorded April 15, 1960 in Volume 14, page 45, Miscellaneous Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title

this 24 day of June A. D. 1977 at 3:39 clock P. M., and

duly recorded in Vol. 1177, of 11204 on Page

Wm. D. MILNE, County Clerk

Fee \$6.00

By Linda E. Eales