

21712

m
77 Page 11387

WARRANTY DEED TO CREATE ESTATE IN THE ENTIRETY

This Indenture Witnesseth, THAT WARREN D. BAKER and LILYANE A. BAKER, husband and wife, hereinafter known as grantors, for the consideration hereinafter recited have bargained and sold and by these presents do grant, bargain, sell and convey unto NORMAND GARBER POULSHOCK and BARBARA LEE POULSHOCK, husband and wife, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 3, Block 1, Arrowhead Village, Klamath County, Oregon, according to the official plat thereof.

Subject to: Easements and rights of way of record and those apparent on the land, if any; and to the following Building and Use Restrictions which grantees, their heirs, grantees and assigns assume and agree to fully observe and comply with, to-wit:

1. That grantees will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises, nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood;
2. That they will use said premises solely as a residence or summer homesite;
3. That said lot shall never be subdivided, nor shall any less portion than the whole of said lot ever be sold, leased or conveyed, and that no building except one summer home or residence and the usual and necessary outbuildings thereto shall ever be erected thereon;
4. That no building shall ever be erected within five feet of any exterior property line;
5. That the foregoing covenants are appurtenant to and for the benefit of each and every other lot in said Arrowhead Village and shall forever run with the land and shall bind the premises herein conveyed for the benefit of each and every other lot in said Arrowhead Village and the foregoing covenants and restrictions shall be incorporated in and made a part of each and every deed or conveyance hereafter executed for the purpose of conveying these premises.

The true and actual consideration for this transfer is \$500.00 cash ~~being~~ and the balance by the assumption and payment of contract.

The foregoing recitation of consideration is true as I verily believe.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, except those above set forth, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, They have hereunto set their hands and seals this 19th day of June, 1968.

(SEAL)

Warren D. Baker (SEAL)

(SEAL)

Lilyane A. Baker (SEAL)

STATE OF OREGON, County of Klamath) ss. June 25, 1968

Personally appeared the above named Warren D. Baker and Lilyane A. Baker, husband and wife,

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

From Office of
GANONG, GANONG & GORDON
First Federal Building
Klamath Falls, Oregon

Before me:

Mary H. Totten

Notary Public for Oregon.

My commission expires Dec 16, 1968

STATE OF OREGON,

County of Klamath

ss.

I certify that the within instrument was received for record on the 28th day of JUNE, 1977, at 11:43 o'clock AM., and recorded in book 1177 on page 11387. Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

County Clerk-Recorder.

By

Hazel D. Dwyer

Deputy

FEE \$ 3.00

Rel:

Norman G. Poulshock
16233 - Lake Hills Blvd
1 Bellvue Wn 98008