

34234

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 11 Page 15028

KNOW ALL MEN BY THESE PRESENTS, That Kenneth Linn and Barbara Linn, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James R. Ivie and Marie J. Ivie, 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 13 in Block 9 of TRACT 1079, known as SIXTH ADDITION TO 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. Easements, including the terms and provisions thereof, given by Martha Keller et al to Oregon Water Corporation, a public utility of the State of Oregon, dated November 8, 1972, recorded November 9, 1972 in Volume M72, page 12926 and recorded March 5, 1973 in Volume M73, page 2293, all Microfilm Records of Klamath County, Oregon, as evidenced by deed recorded

(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 \$ 43,500.00

~~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 93.010.)~~

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 15 day of August, 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)

Kenneth Linn
Kenneth Linn

Barbara Linn
Barbara Linn

STATE OF OREGON,
County of Klamath
August 15, 1977

STATE OF OREGON, County of ss.
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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 Kenneth Linn and Barbara Linn

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

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 2-3-79

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

First National Bank of Oregon
PO Box 1936
Seaside, OR 97138

James R. Ivie
3942 Rio Vista Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

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/record number

Record of Deeds of said county.

Witness my hand and seal of County affixed

By

Recording Officer
Deputy

4. Restrictions as contained in plat dedication, to-wit:
"Subject to: (1) Easements for future public utilities, irrigation and drainage as shown on the annexed plat, easements to provide ingress for construction and maintenance of said utilities, irrigation and drainage, (2) 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, (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side' street lines, (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."
5. 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 June 29, 1973 in Volume M73, page 8283, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

filed for record ~~xxx~~ ~~xxxx~~ ~~xxxx~~ ~~xxx~~

This 17th day of August A. D. 1977 at 10:24 o'clock AM, and

duly recorded in Vol. M77, of DEEDS on Page 15028

FREE \$ 6.00

Wm D. MILNE, County Clerk

Wm D. MILNE, County Clerk
By Hazel Inzer