

01-10861

M/T 4061

34387

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 77 Page 15239

KNOW ALL MEN BY THESE PRESENTS, That Timothy Allen and Debra Allen, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Larry J. Walker and Valerie S. Walker, 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 1 in Block 9, WINCHESTER TRACT 1025, 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) Taxes for the fiscal year 1977-1978, a lien but not yet due and payable.  
(2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.  
(3) The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.  
(4) Building set back line 25 feet from street as shown on dedicated plat.  
(5) Utility and irrigation easement along the rear 16 feet as shown on dedicated plat.  
(See reverse side of this document for continuation of this description)

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 \$ 32,100.00.  
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 17th 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.

STATE OF OREGON,  
County of Klamath  
August 17, 1977

STATE OF OREGON, County of Klamath  
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 Timothy Allen and Debra Allen, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon  
My commission expires 4/24/81

Before me, Notary Public for Oregon  
My commission expires:

GRANTOR'S NAME AND ADDRESS  
GRANTEE'S NAME AND ADDRESS  
After recording return to:  
Klamath First Fed.  
540 main  
NAME, ADDRESS, ZIP  
Larry J. Walker  
4210 Maplewood  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath  
I certify that the within instrument was received for record on the day of 1977, 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

15240

- (6) Reservations in plat dedication, to wit:  
 "A 25 foot building set back line along the front of all lots and a 20 foot building set back 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."
- (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 September 9, 1971 in Volume M71, page 9617, Microfilm Records of Klamath County, Oregon. (copy attached)

STATE OF OREGON; COUNTY OF KLAMATH; ss.  
 Filed for record at request of MOUNTAIN TITLE CO  
 this 19th day of AUGUST A.D. 1977 at 11:09 o'clock A.M. or P.M.  
 duly recorded in Vol. M77, of \_\_\_\_\_, on Page 15239  
 FEE \$ 6.00  
 Wm D. MILNE, County Clerk  
 By *Hazel May*