

LT#01-4209 MTC 3399

FORM No. 716-WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

34781

WARRANTY DEED-TENANTS BY ENTIRETY

Vol. 17 Page 15802

Gary V. Darcey

KNOW ALL MEN BY THESE PRESENTS, That

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William Walter Coady and Michele Laird Coady, 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 4 in Block 29, FIFTH ADDITION TO KLAMATH RIVER ACRES, 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. Reservations as contained in plat dedication, to-wit: "Subject to the following restrictions: (1) A 25 foot building setback from front property lines. (2) Public utility easement 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to approval of the Oregon Department of Environment Quality. (5) Direct access is vacated to the Keno-Worden Road from all lots. (6) Direct access is vacated to Folley Lane from Lots 3-7, Block 31. (7) Lot 36, Block 35 (for continuation of this legal description see reverse side of this deed)

(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 \$ 38,500.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 22nd day of May, 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.

Gary V. Darcey

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, Washington )  
County of Klamath Pacific ) ss.  
August 22nd, 19 77.

Personally appeared the above named  
Gary V. Darcey

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

Before me, Philip W. Eichen  
Notary Public for Washington  
My commission expires 3-20-80

STATE OF OREGON, County of ) ss.  
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Personally appeared and  
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

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

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath Trust Federal  
Shasta Placer

NAME, ADDRESS, ZIP

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

Klamath Trust Federal  
Shasta Placer

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE



15803

Marina Lot) is held in common ownership with all lots. (8) A 25 foot building setback from right-of-way line of street on which the lot sides. (9) Sanitary setback from Klamath River to be as shown on the annexed plat.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of MOUNTAIN TITLE CO  
this 26th day of AUGUST 1977 at 12:02 o'clock P.M., and  
duly recorded in Vol. M77, of DEEDS on Page 15802

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Hazel Drayton