

35534

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That DAVID J. ZUMBRO and SHIRLEY A. ZUMBRO, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JON B. HARNESS and WANDA L. HARNESS 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 5 in Block 2 of TRACT NO. 1007, WINCHESTER, 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 setback line 25 feet from street as shown on dedicated plat.
- 5. Easement 8 feet along rear of lot as shown on dedicated plat.
- 6. Reservations contained in plat dedication, to-wit:
  - "A 25 foot building setback line along the front of all lots and a 20

for continuation of this description, see reversed side of this Deed)

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;

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 \$35,500.00

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 9th day of September, 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.

David J. Zumbro  
DAVID J. ZUMBRO  
Shirley A. Zumbro  
SHIRLEY A. ZUMBRO  
David J. Zumbro, ATTORNEY IN FACT # 33717

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, ss. Personally appeared David J. Zumbro and Shirley A. Zumbro, 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

Persönally appeared the above named David J. Zumbro and Shirley A. Zumbro, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

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:  
Supt. National Bank of Oregon  
1036 1936  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Jon B. & Wanda L. Harness  
4504 Sturdevant Ave  
Klamath Falls, Oreg 97601  
NAME, ADDRESS, ZIP

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 affixed.  
Recording Officer  
By \_\_\_\_\_ Deputy

81201

16919

foot building setback 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."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of \_\_\_\_\_  
this 12th day of September A. D. 1977 at 11:12 o'clock A.M., and  
duly recorded in Vol. M77, of Deeds on Page 16918

Fee \$6.00

Wm D. MILNE, County Clerk  
By Bernhardt Letsch

