

My Title 4365

01-10950

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FORM No. 716—WARRANTY DEED (For use by individuals, not corporations). (Grantor as Tenant by Entirety).

37234

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Donald E. Matlick and Kathy K. Matlick, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Guy Phillip Everingham & Victoria Ruth Everingham, 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:

The Northerly 75 feet of Lots 21, 22, 23 and 24 in Block 10 of ST. FRANCIS PARK, 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 South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Enterprise Irrigation District.
4. Reservations in dedication of St. Francis Park, as follows: "The right is hereby reserved to conduct water through ditches or pipes for irrigation, domestic or drainage purposes across all streets, alleys, boulevards and lots."
5. Reservations and restrictions, but omitting restrictions, if any, based (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,

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 \$ 29,900.00

~~part of the~~ (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 30th 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.

x Donald E. Matlick
Donald E. Matlick

x Kathy K. Matlick
Kathy K. Matlick

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.
County of Klamath
September 30, 1977

Personally appeared the above named Donald E. Matlick and Kathy K. Matlick, husband and wife,

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

Notary Public for Oregon
My commission expires July 25, 1980

STATE OF OREGON, County of _____, 19____ ss.

Personally appeared _____, 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 _____, 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: _____

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.

By _____ Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Kla 1st Federal
540 Main
City

NAME, ADDRESS, ZIP

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

Kla 1st Federal
540 Main
City

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

19499

on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded October 8, 1948 in Volume 225 at page 474, Deed Records of Klamath County, Oregon, to wit:

"Subject to the following restrictions: (1) The value of dwelling houses to be constructed on said property shall be in the value of not less than \$2,500.00 of approved floor plans, designs, materials, and mode of construction to be approved by grantors or assigns. (2) The principal buildings shall be built on a building line 25 feet from property lines fronting streets and no permanent fences or other buildings shall be built nearer the street than the front line of the principal building."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of MOUNTAIN TITLE CO.

this 12th day of OCTOBER A. D. 1949 at 4:05 o'clock P. M., in &

duly recorded in Vol. M77, of DEEDS on Page 19498

FEE \$ 6.00

Wm D. MILNE, County Clerk

[Signature]