

MTU 4658

03-10919

FORM No. 716-WARRANTY DEED (Individual or Corporate), (Grantor or Tenants by Entirety).

STEVENS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

39478

WARRANTY DEED-TENANTS BY ENTIRETY Vol. 77 Page 22850

22850

KNOW ALL MEN BY THESE PRESENTS, That
Dixon, husband and wife,

Kenneth E. Dixon and Jean P.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Tommie B. Wilson and Roberta Faye Wilson, 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, TRACT 1091 - LYNNEWOOD, in the City of Klamath Falls, 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. Swer use charges, if any, due to the City of Klamath Falls.
2. A 16 foot utility easement along the Northerly portion of lot as shown on dedicated plat.

3. Recitals set forth on the plat dedication, to-wit:
"Said plat is subject to: (1) Public utilities easements as shown on the annexed map, said easements are dedicated to the City of Klamath Falls, for the use and regulation thereof, (2) All applicable zoning ordinances and recorded restrictive covenants, (3) Slope easements as so stated on individual lot deed basis, (4) Building set back lines as set forth in recorded restrictive covenants."

4. Covenants, conditions and restrictions, but omitting restrictions, (for continuation of this document 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 \$ 8,200.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 23rd day of November, 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)

X Kenneth E. Dixon
Kenneth E. Dixon

X Jean P. Dixon
Jean P. Dixon

STATE OF OREGON,)
County of Klamath) ss.
November 23rd, 1977

STATE OF OREGON, County of) ss.
November 23rd, 1977

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 _____ 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)

Personally appeared the above named
Kenneth E. Dixon and Jean P. Dixon, husband and wife

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

Before me: *Gerald A. Page*
OFFICIAL SEAL
Notary Public for Oregon
My commission expires 4/24/81

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath 1st Federal
540 main
Klamath Falls, Oregon 97604

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

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/reel number _____, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By _____ Deputy

SPACE RESERVED FOR RECORDER'S USE

22851

If any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded July 20, 1973 in Volume M73, page 9383, and amended by instrument recorded June 9, 1976 in Volume M76, page 8487, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

led for record at request of MOUNTAIN TITLE CO

this 23rd day of NOVEMBER A. D. 1977, at 3:14 o'clock P.M., and

fully recorded in Vol. M77, of DEEDS on Page 22850

FEE \$ 6.00

Wm D. MILNE, County Clerk

By Sumner H. Fitch