

WARRANTY DEED—TENANTS BY ENTIRETY

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SUBJECT TO:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. Building setback line 25 feet from street as shown on dedicated plat.
4. Utility and irrigation easement along the rear 12 feet as shown on dedicated plat.
5. SEE ATTACHED EXHIBIT "A".

(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 RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY, EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND 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

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 27 day of February, 1978; 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)**

Erwin C. McNeilly
Erwin C. McNeilly
~~Susan K. McNeilly~~
Susan K. McNeilly

STATE OF OREGON,)
County of Klamath) ss.
February 27 19 78

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

Personally appeared _____ and
 _____, who, being duly sworn,
 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
Erwin C. & Susan K. McNeilly

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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: L. J. Nelson
(OFFICIAL SEAL)

Notary Public for Oregon

Notary Public for Oregon

My commission expires 2.3.79

My commission expires:

Erwin C. & Susan K. McNeilly

GRAPHIC, NAME AND ADDRESS.

Donald E. & Loray A. Evans

GRANTEE'S NAME AND ADDRESS

After recording column in

Donald E. & Loray A. Evans

4608 Sturdy ant cow
Kamach Tail

NAME, ADDRESS, ZIP

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

Donald E. & Loray A. Evans

4608 Sturdivant Ave
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Recording Officers

Deputy

EXHIBIT "A"

5. Reservations contained in plat dedication, to wit:
 "A 25 foot building setback line along the front of all lots and a 20 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."
6. 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.
7. ~~Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.~~

CLERK OF ORIGIN, COUNTY OF KLAMATH, OREGON
 Filed for record at request of **Mountain Title Co.**
 this **28th** day of **February**, A. D. 19**78** **11:54** A.M.
 duly recorded in Vol **M78** of **Deeds** **3734**
 By *Bernetha D. Leitch*
 Fee \$6.00