

1-1-74

48721

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 78 Page 10787

KNOW ALL MEN BY THESE PRESENTS, That ELINOR ROBINSON, formerly ELINOR COTTRELL, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ELINOR ROBINSON and WILLIAM LEE ROBINSON, 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 7 in Block 20 of SPRAGUE RIVER VALLEY ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO:

1. Reservations, restrictions, rights-of-way and easements of record and those apparent on the land.

2. Reservations and restrictions contained in deed from U.S. of A, Dept. of Interior, acting by and through the Area Director, to Harding A. Brown, dated 6/22/59, recorded 9/16/59, Deed Volume 315, page 652, records of Klamath County, Oregon, as follows: "Title to the above-described property is conveyed subject to all other existing easements for public roads and highways, for public utilities, and for railroads and pipelines and for any other easements of rights-of-way of record; and there is hereby reserved any and all roads, trails, telephone lines, etc., actually conveyed (SEE REVERSE)

(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 those hereinabove set forth

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 \$ 0

~~However, the actual consideration consists of an interest in the above described premises 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 5 day of May, 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)

STATE OF OREGON, }  
County of Klamath } ss.  
May 5, 1978

Personally appeared the above named  
ELINOR ROBINSON, formerly  
ELINOR COTTRELL

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 11-3-80

STATE OF OREGON, County of } ss.  
1978

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 \_\_\_\_\_

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:

Elinor Robinson  
P.O. Box 156  
Beatty, Oregon 97621  
GRANTOR'S NAME AND ADDRESS

Elinor & William Lee Robinson  
P.O. Box 156  
Beatty, Oregon 97621  
GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. & Mrs. William L. Robinson  
P.O. Box 156  
Beatty, Oregon 97621  
NAME, ADDRESS, ZIP

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

Elinor & William Lee Robinson  
P.O. Box 156  
Beatty, Oregon 97621  
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.

SPACE RESERVED  
FOR  
RECORDER'S USE

By \_\_\_\_\_ Recording Officer  
Deputy

10763

structed by the U.S. with the rights of the U.S. to maintain, operate, or improve the same so long as needed or used for by the United States. (Department Instr. January 13, 1916, 44 L.D. 513.)

3. Reservations and restrictions contained in the declaration of Sprague River Valley Acres as follows: "Said plat being subject to a sixteen (16) foot easement for future public utilities along the back and side lines of all lots, said easement to be centered on lines of adjacent lots; subject to a twenty (20) foot building set-back line along the front of all lots; subject also to the restrictions of no access from Godowa Springs Road to Lots 1, 5, 6, 7, and 8, Block 1, and to easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

4. Restrictions, reservations and conditions imposed by Declaration of Restrictions, executed by Grayco Land Escrow Ltd., dated April, 1969, recorded April 30, 1969, Deed Volume M69, page 3171, Microfilm records of Klamath County, Oregon.

5. Restrictions, conditions and assessments imposed by Articles of Association of Sprague River Valley Acres Property Owners recorded April 30, 1969, Deed Volume M69, page 3174, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Jerry Molatore Atty.

22nd day of May

A. D. 1978 at 4:36 clock P.M., on

filed recorded in Vol. M78, of Deeds on Page 10767

Wm D. MILNE, County Clerk

By Bernetha M. Lebeck

Fee \$6.00