

49245

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 1718 Page 11550

KNOW ALL MEN BY THESE PRESENTS, That Dave A. Fisher and Sheila L. Fisher, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Roger G. Welty and Peggy M. Welty, 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 14 of LAMRON HOMES, 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. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations contracts, easements and water and irrigation rights in connection therewith.
2. Rules, regulations, and assessments of South Suburban Sanitary District.
3. Reservations and restrictions contained in the dedication of Lamron Homes as follows:

(1) A 15 foot building set back line as shown on plat. (2) An 8 foot easement along the back of all lots for future sanitary sewers and public utilities, said easement to provide ingress and egress for construction and maintainance of such utilities with no structures (For continuation of this deed, see 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,

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 \$ 51,500.00

~~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 30th 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)

X Dave A. Fisher
X Sheila L. Fisher

STATE OF OREGON,
County of Klamath } ss.
May 30, 1978

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

Personally appeared the above named Dave A. Fisher and Sheila L. Fisher, husband and wife,

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

Before me: *Donald B. Smith*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3/30/81

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: _____
Notary Public for Oregon
My commission expires: _____
(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal Savings & Loan
540 Main
Klamath Falls Or

NAME, ADDRESS, ZIP

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

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.

By _____

Recording Officer
Deputy

being permitted thereon and any plantings being placed thereon at the risk of the owner. (3) The use of the land is for residential purposes only and is limited to one residential building per lot. (4) Architectural standards shall be no less than the minimum requirements of the Federal Housing Authority specifications. The 8 foot easement along the back of all lots is granted to the public for utility use only as above specified and includes perpetual right for ditches to convey irrigation water as shown."

4. Declaration of Restrictive Covenants of Lamron Homes, dated July 24, 1958, recorded July 28, 1959, Deed Vol. 310, page 638, records of Klamath County, Oregon.

STATE OF OREGON, COUNTY OF KLAMATH, ss.

Filed for record at request of Klamath County Title Co.

this 31st day of May A. D. 1978 at 11:13 o'clock A. M., on

filed recorded in Vol. M78, of Deeds on Page 11550

W. D. MILNE, County Clerk

Berntha M. Hetch

Fee \$6.00