

1-1-74

49571

WARRANTY DEED—TENANTS BY ENTIRETY

01-11242

Vol. 778 Page 12018

KNOW ALL MEN BY THESE PRESENTS, That Frank Martin Vaskelis

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Donald B. McCann and Elizabeth Jean McCann, 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 20 in Block 4, TRACT NO. 1035 - GATEWOOD, 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. Sewer use charges, if any, due to the City of Klamath Falls.
2. Right of Way, including the terms and provisions thereof, from H. E. Ankeny et ux, and R. E. Cantrall, et ux, to United States of America, dated June 26, 1905, recorded May 18, 1907 in Volume 22, page 479, Deed Records of Klamath County, Oregon. (No specific location of record)
3. A 5 foot utility easement along the North lot line, as shown on dedicated plat.

(For continuation of this deed, see reverse side.)

(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 \$ 59,500.00

① However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). ① (The sentence between the symbols ①, 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 6th day of May JUNE, 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.

Frank Martin Vaskelis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

May JUNE 6th, 1978

Personally appeared the above named Frank Martin Vaskelis

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 4/24/81

STATE OF OREGON, County of

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal
540 Main
City

NAME, ADDRESS, ZIP

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

Klamath First Federal
540 Main
City

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 file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed

By

Recording Officer

Deputy

4. Restrictions as contained in plat dedication, to wit:
 "Subject to a 25 foot building setback line along side street lines; easements as shown on the annexed map are dedicated to the City of Klamath Falls for the regulation and placement of utilities, 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."
5. 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 May 17, 1973 in Volume M73, page 5995, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 6th day of June A. D. 1978 at 3:11 o'clock P. M., and

duly recorded in Vol. M78, of Deeds on Page 12018

Wm. D. MILNE, County Clerk

By Barbara H. Ketch

Fee \$6/00