

50713

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 718 Page 13703



KNOW ALL MEN BY THESE PRESENTS, That Steven H. Kame and Ethel L. Kame, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gene A. Schrieber and Linda K. Schrieber

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 pertaining, situated in the County of Klamath, State of Oregon, described as follows; to-wit:

Lot 23, Block 3, GATEWOOD TRACT 1035, 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. Setback provisions as delineated on the recorded plat. (25 feet from front lot line, 20 feet along side).

2. Utility easements as delineated on the recorded plat along rear 10 feet.

3. Restrictions as contained in plat dedication, to-wit:

"Subject to 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 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 (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 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 \$54,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 26th day of 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.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, } ss.  
County of Klamath  
June 26, 1978

Personally appeared the above named  
Steven H. Kame and Ethel L. Kame,  
Kame, husband and wife,

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

Before me,  
(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3/30/81

Steven H. Kame

Ethel L. Kame

STATE OF OREGON, County of \_\_\_\_\_ ) ss.  
\_\_\_\_\_, 19\_\_\_\_

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)

Notary Public for Oregon  
My commission expires:

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.

Recording Officer

By \_\_\_\_\_ Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

KLAMATH FIRST FEDERAL  
540 MAUI

NAME, ADDRESS, ZIP

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

SAME

NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

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, 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, however, subject to setback provisions as delineated on the recorded plat (32 feet from front lot line, 10 feet along side), 1. Setback provisions as delineated on the recorded plat along rear lot line. 2. Utility easements as delineated on the recorded plat along rear lot line.

STATE OF OREGON, COUNTY OF KLAMATH, ss.  
I, Mountain Title Co., a corporation organized under the laws of the State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original instrument recorded in my office on the 26 day of June, A.D. 1978 at 3:47 o'clock P.M., and duly recorded in Vol. M78, of Deeds, on Page 13703.

Wm D. MILNE, County Clerk  
Wm D. Milne  
Fee: \$6.00  
I, Steven H. Kame and Edith L. Kame, husband and wife, do hereby certify that the foregoing is a true and correct copy of the original instrument recorded in my office on the 26 day of June, A.D. 1978 at 3:47 o'clock P.M., and duly recorded in Vol. M78, of Deeds, on Page 13703.

STATE OF OREGON, County of Klamath  
I, Steven H. Kame and Edith L. Kame, husband and wife, do hereby certify that the foregoing is a true and correct copy of the original instrument recorded in my office on the 26 day of June, A.D. 1978 at 3:47 o'clock P.M., and duly recorded in Vol. M78, of Deeds, on Page 13703.

My commission expires June 30, 1978  
Notary Public for Oregon  
My commission expires June 30, 1978  
Notary Public for Oregon

Record of Deeds of said county.  
Witness my hand and seal of  
County of Klamath, Oregon.  
I certify that the within instrument was recorded for record on the 26 day of June, A.D. 1978 at 3:47 o'clock P.M., and recorded in book M78, of Deeds, on page 13703.  
Record of Deeds of said county.  
Witness my hand and seal of  
County of Klamath, Oregon.  
I certify that the within instrument was recorded for record on the 26 day of June, A.D. 1978 at 3:47 o'clock P.M., and recorded in book M78, of Deeds, on page 13703.