

L# 0141648

TA 38-16123

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).
1-1-74

540-7

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 75 Page 1887

KNOW ALL MEN BY THESE PRESENTS, That Michael Steven Mitchell and Rebecca Ann Mitchell, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edwin R. Gilman and Susan Gilman, 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 2, Block 2, Tract No. 1103, EAST HILLS ESTATES, in the County of Klamath, State of Oregon.

- Subject, however, to the following:
1. Taxes for the year 1978-79 are now a lien but not yet payable.
 2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
 3. Regulations, including levies, liens, assessments, rights of way and easements of the Moyina Water District.
 4. Regulations, including levies, liens, assessments, water and irrigation and easements of the South Suburban Sanitary District.
 5. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Basin View Drainage District.
- (For continuation of this document, see reverse side of this deed.)

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 \$ 55,000.00

~~However, the actual consideration consists of or includes other property of value given or promised 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 23 day of August, 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.

Michael Steven Mitchell
Michael Steven Mitchell
Rebecca Ann Mitchell

STATE OF OREGON,
County of Klamath } ss.
August 23, 19 78

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

Personally appeared the above named Michael Steven Mitchell and Rebecca Ann Mitchell, husband and wife, and acknowledged the foregoing instrument 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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 11-12-78

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:

STATE BRANCH Klamath Falls FEDERAL SAVINGS & LOAN ASSOCIATION

NAME, ADDRESS, ZIP

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

STATE BRANCH Klamath Falls FEDERAL SAVINGS & LOAN ASSOCIATION

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.

By _____ Recording Officer
Deputy

18850

6. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of East Hills Estates, as follows:
- (a) Easements for future public utilities and drainage as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities and drainage.
 - (b) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said Drainage District.
 - (c) A 25 foot building set back line on the front of all lots and a 20 foot building set back line along side street lines.
 - (d) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants.
7. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof.
- Recorded : January 30, 1976 Book: M-76 Page: 1419
Amended : March 10, 1976 Book: M-76 Page: 3417

STATE OF OREGON; COUNTY OF KLAMATH; ss.
led for record of REQUEST BY
24th day of AUGUST A D 1976 3:26
uly recorded in Vol. N 78, of DEEDS 10859
FEE \$ 6.00
By W. D. MILNE, County Clerk