

1-1-74

56489

WARRANTY DEED—TENANTS BY ENTIRETY

BETTIE M. HARTZ

Page 22712

KNOW ALL MEN BY THESE PRESENTS, That

FRED T. ELLIOTT

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by and GLADYS MARIE ELLIOTT, his 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 1, Block 5, OREGON SHORES SUBDIVISION--Tract #1053, 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. Reservations as contained in plat dedication, to wit:
A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; 16 foot utility easements, centered on lot lines as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities with any planting or structures placed thereon by the lot owners to be at this own risk; all streets to be maintained by the lot owners within this subdivision; Additional restrictions or conditions as provided for in any recorded protective covenants or Homeowners Association documents.

For a continuation of this description see the reverse side of this document.

(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.

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 \$ 6,200.00. 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 25 day of Sept., 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 corporate officer, affix corporate seal)



MARY ANN RASMUSSEN
NOTARY PUBLIC—CALIFORNIA
PRINCIPAL OFFICE IN
VENTURA COUNTY
My Commission Expires Mar. 7, 1981

STATE OF OREGON, County of ss.

County of ss.
September 25, 1978

Personally appeared the above named

Bettie M. Hartz

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

(OFFICIAL SEAL)

Notary Public for California
My commission expires

Bettie M. Hartz

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:

Mrs. Bettie M. Hartz
3445 Highwood Ct. #129
Simi Valley, CA 93063

GRANTOR'S NAME AND ADDRESS

Mr. and Mrs. Fred T. Elliott
23530 Canerville St.
Newball, CO 91321

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Fred T. Elliott
23530 Canerville St.
Newball, CO 91321

NAME, ADDRESS, ZIP

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

Mr. and Mrs. Fred T. Elliott
23530 Canerville St.
Newball, CO 91321

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.

Recording Officer

By Deputy

Continuation of description:

2. 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 August 13, 1973 in Volume M73, page 10698, Microfilm Records of Klamath County, Oregon.

Lot 1, Block 2, Census Tract 41023, according to the official plat of the County of Klamath, Oregon.

for record at request of Mountain Title Co.

with day of October A.D. 1978 at 10:37 A.M. and 10:37 P.M. in the office of the County Clerk of Klamath County, Oregon.

Wm D. MILHE, County Clerk
By Bernice Whitcomb

Fee \$6.00

For a continuation of this description see the reverse side of this document.

The said and actual consideration paid for this instrument is \$ 6,200.00

It is intended that the provisions hereof shall apply to the heirs and assigns of the parties hereto and to their heirs and assigns forever.

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