INS-NESS LAW PUBLISHING CO. 716-WARRANTY DEED (Individual of Corporate). (Grantees as Tenants by Entirety). 77778 TENANTS BY ENTIRETY 56489 FORM No Page 22712 WARRANTY DEED 1.1.74 BETTIE M. HARTZ KNOW ALL MEN BY THESE PRESENTS, That : roltainaa hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by FRED T. ELLIOTT and GLADYS MARIE ELLIOTTEE, and 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: 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 Stras shown on the annexed plat, said sizements 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 en-And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor tirety, their heirs and assigns forever. 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 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 \$ 6,200.00 ©However, the actual consideration consists of or includes other property or value given or promised which is where consideration (indicate which).⁽⁾(The sentence between the symbols⁽⁰⁾, it 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 20 day of Septiment, 19.78; 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. organ seal affixed by the many many ann Restrict M. Harty NOTARY PUBLIC - CALIFOR PRINCIPAL OFFICE IN - CALIFORNIA executed by a corp VENTURA COUNTY My Commission Expires Mar. 7, 1981 THE OF OREGON, County of ..., 19..... STATE OF Vartur Personally appeared Country of eptamler 25, 1978 ...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 Personally appeared the above named..... secretary of and that the seal attixed to the foregoing instrument is the corporation, of said corporation and that said instrument was signed and sealed in be-halt 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: Bettie M. Hartz and acknowledged the foregoing instrudeed. .voluntary act and her. ment to be (OFFICIAL Before me: Betor SEAL) (OFFICIAL Notary Public for lifnes Notary Public for Oregon SEAL) My commission expires: My commision expires STATE OF OREGON, Mrs. Bettle M. Hartz 3445 Highwood Ct. #129 Simi Valley, CA 93063 County of I certify that the within instru-GRANTOR'S NAME AND ADDRESS ment was received for record on the Mr. and Mrs. Fred T. Elliott 23530 Canerville St. Newball, CO 91321 in book.....on page.....or as CE RESERVED GRANTEE'S NAME AND ADDRESS FOR file/reel number RECORDER'S USE After recording return to: Record of Deeds of said county. Mr. and Mrs. Fred T. Elliott Witness my hand and seal of 23530 Canerville St. County affixed. Newball, CO 91321 NAME, ADDRESS, ZIP Until a change is requested all tax statements shall be sent to the following address. Recording Officer Mr. and Mrs. Fred T. Elliott Deputy 23530 Canerville St. Newball, CO 91321

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Continuation of description: TOILLE .T. TEMP ye big rolner and of basis reliance advectations, in any, based on race, is a contract, is any, based on race, is a color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded August 13, 1973 in Volume M73, page 10698, Microfilm percanning, situated in the County of Maletin Records of Klamath County, Oregon, no in start.

Lot 1, Floor 5, CHENCE STORES SUBDIVISION-Tract #1053, according to the official plat . nosero , the County Clark of Klamath, County, Oregon, Oregon, Standard, St there's on file in the o SUBJET, however to th

hed for record at request of <u>Mountain Title Co.</u>

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To Have and 2. Held the above described and granted premises and the said grantees, as remains by the entitoly, their heirs and residen torever.

And granter hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor is invitible i.e. in the simple of the above granted premises, free from all encumbrances except as noted of of ecocord as of the land, it's any, as of the date of this deed, tend their

granior will warrant and invover defend the said premises and every part and parcel thereof against the lewial claims and demands of all news as wheneadver, except those clauming under the above described encumbrances, The rate and actual consideration reald for this transfer, stated in terms of dollars is \$ 5,200.00

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STATE OF OREGON.

County of I couldy that the within instruwas received tor record on the 1150.701 day of . 12. o'clock. M., and recorded As in book. , on profe tile/reel_number Record of Deeds cheald county, Witness my hund and cent of County affixed.

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Recording Officer Depaty 8100

Mms. Bettie M. Hartz 3445 Highwood Gt. # 051è-Simi Valley, CA 93065 STREAM LINE WARD POTISAGE stotlin ." beri .ord bug **,** 1621 AL INTONSO (PEES 93.321 Newball, CG COLGASI. tet nutur gightstar telfa Motlin .T berT .ard bas .m 23530 Campred Lie St. Howberll, GO 91531

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