

MT 7173

M-17064-2

WARRANTY DEED - TENANTS BY ENTIRETY

Vol. 1778 Page 28685

KNOW ALL MEN BY THESE PRESENTS, That Dale I. Walker, Jr.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ronald D. Baxter and Valorie E. Baxter, 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 50, LAMRON HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.
SUBJECT TO: The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District. Building set back line 15 feet from Sturdivant Avenue as shown on dedicated plat. Utility and proposed irrigation ditch as shown on dedicated plat. (Rear 8 feet) Reservations, restrictions and easements in plat dedication, to-wit: "1. A 15-foot building setback line as shown. 2. An eight foot easement along the back of all lots for future sanitary sewers and public utilities, said easement to provide ingress and egress for construction and maintenance of such utilities, with no structures being permitted thereon and any plantings being placed thereon at the risk of the owner. 3. The use of the land is for residential purposes only and is limited to one residential building per lot. 4. Architectural Standards shall be no less than the minimum requirements of the Federal Housing Authority (see reverse for Continuation)."

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 those of record

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 \$ 44,500.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols ①, if not applicable, should be deleted. See ORS 23.030.)

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 7 day of December, 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)

Dale I. Walker, Jr.

STATE OF OREGON,
County of Klamath } ss.
December 7, 1978

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

Personally appeared the above named
Dale I. Walker, Jr.
and acknowledged the foregoing instrument to be his voluntary act and deed.

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 _____

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 3-22-81

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires:

Dale I. Walker, Jr.
3608 Malory Drive
Klamath Falls, Oregon 97601
GRANTOR'S NAME AND ADDRESS
Ronald D. and Valorie E. Baxter
5034 Sturdivant
Klamath Falls, Oregon 97601
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. & Mrs. Ronald D. Baxter
5034 Sturdivant Av.
City, 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
same as above
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.
By _____ Recording Officer
Deputy

Description continued

28686

Specifications. The eight-foot easement along the back of all lots is granted to the public for utility use only as above specified and includes perpetual right for ditches to convey irrigation water as shown."

Covenants, 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 July 28, 1958 in Volume 301, page 380 and March 19, 1959 in Volume 310, page 638, all Deed Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record ~~at request~~

this 26th day of December A. D. 1978 at 3:53 o'clock PM.

duly recorded in Vol. 14-78, of Deeds on Page 28685

Fee \$6.00

W. D. MILNE, County Clk

By *Jaqueline J. Mett*