FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Estirety).	
WARRANT	Y DEED_TENANTS BY ENTIRET VOI. 79 Page 3833
KNOW ALL MEN BY THESE PRESENT	TS That MAGNE Rottum and Wilda M. Bottum
husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William K.  Fraser and Mary F. Fraser, 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:	
according to the official piat [	AT of vacated portion of Old Orchard Manor, thereof on file in the office of the County, EXCEPTING THEREFROM that portion dedicated the dedicated plat.
Subject, however, to the following:  1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.  2. Conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as adopted by plat dedication, including the terms and provisions thereof, recorded February 20, 1951, in Volume 245, page 361 Deed Records of Klamath County, Oregon.	
(For continuation of this docume	ent, 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 those apparent upon the land, 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 \$49,500.00  The wever, the actual consideration consists of or includes other property or value given or promised which is the state of the consideration (indicate which) (The sentence between the symbols (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. / day of February , 1979; 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.   STATE OF OREGON. County of	
STATE OF OREGON,  County ofKlamath	STATE OF OREGON, County of
Personally appeared the above named A. P. Rottum and Wilda M. Rottum, husband and wife,  A fend acknowledged the foregoing instru- ment to be their voluntary act and deed.  OFFICIAL MANUSCAN.	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
SEAU OF Notary Public for Oregon  My commission expires . //-/2-82	Notary Public for Oregon  My commission expires:
GRANTOR'S NAME AND ADDRESS  GRANTEE'S NAME AND ADDRESS  After recording return to:  Klamath First Federal SFL  2913 S. Ch. St.  City Attn. Geny Brown  NAME, ADDRESS, SP	STATE OF OREGON,  Ss.  County of  I certify that the within instrument was received for record on the day of 19

Recording Officer
Deputy

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3 m Building prestrictions as contained in plat dedication, to wit: "(1) Lots are for residential purposes only and are limited to one residence per lotting (2) a Easements for installation and maintenance cof utilities and drainage are reserved in 7.0 feet strips of land reallong atheorean of allulots: We shared as same the object of the -4.0 Building setback line 20 feet from streets as shown on dedicated and Immedia to good or all and both and

the editional plat thereof on the the office of the County Jed for record at request of Mountain Title Col

violitings eds of footonehis 20thday of February To provide the power of a provided in the power of a provided in the provided ignitwolfor on A.D. 1979 at 1:49 clock A.M., are on Page 3833 toring the courty Oregon. Oregon.

For continuation of this document, see reverse side of this deed.

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er and a ser are any make the will proughe and every part and parcel thereof against the backul claims is any, as at the date of this deed to some on common and more a specific some products of the colors of the colors described encundrances. name to the process of the except again transfer, stated in terms of deliars, is \$49,500,00. The end of the stated in terms of deliars, is \$49,500,00. Se the part of the section of the se e stem were start of a start of the start of pontariance of the given and a property of the substance and the springly includes the block of the purpose of the contract of the springly of

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STATE OF OREGON.

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Petrording Officer

Deputy

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