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WARRANTY DEED—TENANTS BY ENTIRETY Vol. 79 Page 3833



KNOW ALL MEN BY THESE PRESENTS, That A. P. Rottum and Wilda M. Rottum, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by William K. Fraser and Mary E. 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:

Lots 86 and 87, MERRYMAN'S REPLAT of vacated portion of Old Orchard Manor, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion dedicated into Merryman Drive as shown on 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 document, see reverse side of this deed.)

(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, 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. However, the actual consideration consists of or includes other property or 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 15th 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.

(If executed by a corporation, affix corporate seal)

A. P. Rottum
A. P. Rottum

Wilda M. Rottum

STATE OF OREGON,

County of Klamath

February 15, 1979

Personally appeared the above named A. P. Rottum and Wilda M. Rottum, husband and wife,

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

U B Before me
(OFFICIAL SEAL) OF Notary Public for Oregon
My commission expires 11-12-82

STATE OF OREGON, County of _____) ss.

Personally appeared _____, 19_____,

_____ 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klamath First Federal S&L
2913 S. G-4 St.

City Altam. Gerry Brown
NAME, ADDRESS, ZIP

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

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

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Building restrictions as contained in plat dedication, to wit:
"(1) Lots are for residential purposes only and are limited to one residence per lot and (2) Easements for installation and maintenance of utilities and drainage are reserved in 7.0 foot strips of land along the rear of all plots." "Building setback line 20 feet from streets as shown on dedicated plat."

STATE OF OREGON, COUNTY OF KLAMATH, ss.
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat dedication as shown on the dedicated plat.
led for record at request of Mountain Title Co

his 20th day of February, A.D. 1979 at 11:49 clock A.M., arr
fully recorded in Vol. M79, of Deeds on Page 3833
Wm. D. MILNE, County Clerk
By Bernetha J. Gelsch
Fee \$6.00

(For continuation of this document, see reverse side of this deed.)
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat dedication as shown on the dedicated plat.
led for record at request of Mountain Title Co

STATE OF OREGON, County of Klamath, ss.
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat dedication as shown on the dedicated plat.
led for record at request of Mountain Title Co

STATE OF OREGON, County of Klamath, ss.
I, the undersigned, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat dedication as shown on the dedicated plat.
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