

K-31914

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

STEVENS-NESS LAW PUBLISHING CO., PORT. AND, OR. 17264

68150

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Thomas K. Harper and Agnes M. Harper, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Ralph W. Watson and Velda M. Watson

, 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 17, KALINA ADDITION TO THE CITY OF MALIN, 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. Acreage and use limitations under provisions of United States Statutes and regulations issued thereunder.
2. Liens and assessments of Klamath Project and Malin Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
3. Reservations and restrictions contained in the dedication and shown on the plat of Tract No. 1011, Kalina Addition to The City of Malin, as follows "...said Plat being subject to building set-back lines as shown, (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 \$48,000.00. ~~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 ^①, 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 23 day of May, 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)

Thomas K. Harper
Thomas K. HarperAgnes M. Harper
Agnes M. Harper

STATE OF OREGON,

County of Klamath } ss.
May 23, 1979

Personally appeared the above named Thomas K. Harper and Agnes M. Harper, husband and wife,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 7-19-82

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

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 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:

Harper

GRANTOR'S NAME AND ADDRESS

Watson

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Ralph W. Watson
Box 137
Malin, Oregon 97632
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

easement for public utilities, irrigation and drainage as shown, and additional restrictions as shown in any recorded protective covenants; no changes will be made in the irrigation ditches without the consent of the Malin Irrigation District, its successors or assigns... This plat is approved subject to the following conditions: 1. The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense properly install, maintain, and operate such irrigation system. 2. The Malin Irrigation District, its successors and assigns, and the United States, person, firm or corporation operating and the irrigation works of the District, shall never be liable for damage caused by improper construction, operation or care of such system or for lack of sufficient water for irrigation. 3. The liability of the operators of the District shall be limited to the delivery of water at established outlets of the USBR canal. 4. The lands will always be subject to irrigation assessments whether or not irrigation water is furnished."

4. Any unpaid charges or assessments of the City of Malin for municipal improvements.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Presented for record at request of Klamath County Title Co.

this 1st day of May A. D. 1979 at 11:00 o'clock A. M., or

duly recorded in Vol. 1179, of Deeds on Page 12635

Wm D. MILNE, County Clerk

By Bernard A. Hetsch

Fee \$6.00