

71856

WARRANTY DEED-TENANTS BY ENTIRETY Vol. 77 Page 18589

KNOW ALL MEN BY THESE PRESENTS, That E. G. Moore and Helen M. Moore, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Tracy L. Ronningen and Janet D. Ronningen 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 4 in Block 1, BEL-AIRE GARDENS, 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. Taxes for the fiscal year 1979-1980, a lien, not yet due and payable.
 2. Assessments, if any, due to the City of Klamath Falls for water use.
 3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
 4. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
- (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 \$52,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is 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 3rd day of AUGUST, 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)

E. G. Moore
Helen M. Moore

STATE OF OREGON, } ss.
County of Klamath }
AUGUST 3, 1979

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

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 by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Personally appeared the above named E. G. Moore and Helen M. Moore, husband and wife,

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

Before me, _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 3/30/81

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
KEF SCL
540 MAIN

NAME, ADDRESS, ZIP

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

KEF SCL
540 MAIN

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of _____

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

5. Reservations as contained in plat dedication, to wit:
"Subject to a building set-back line along all streets as shown on the annexed plat, a five foot side line set-back along all side lot lines, and an easement along the back and side lines of lots as shown on the annexed plat for present and future public utilities and drainage, said easement to provide ingress and egress for construction and maintenance of said utilities and drains with no permanent structures being permitted thereon and any plantings being placed thereon at the risk of the owner."
6. A 20 foot building setback line as shown on dedicated plat.
7. A 16 foot utility easement along rear lot line as shown on dedicated plat.
8. An 8 foot utility easement along Westerly lot line as shown on dedicated plat.
9. 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 in Volume 346, page 441, Records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.
this 3rd day of August A. D. 1979 at 1:01 o'clock P. M., and
tuly recorded In Vol. 1179, of Deeds on Page 18539

Wm D. MILNE, County Clerk

Fee \$7.00 By Sumetha Adelsch