

K-32286

1-1-74

72521

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1779 Page 19653

KNOW ALL MEN BY THESE PRESENTS, That John C. Powell and Sheila M. Powell, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Roger E. Miller and Dorothy V. Miller, 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 15, Block 7, First Addition to Cypress Villa, 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 1979-1980 are now a lien but not yet payable.
2. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder.
3. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith.
4. Rules, regulations and assessments of South Suburban Sanitary District.
5. Reservations and restrictions contained in the dedication of First (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 \$ 55,500.00

~~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 day of August 16, 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)

John C. Powell
Sheila M. Powell
Sheila M. Powell

STATE OF OREGON, }
County of Klamath } ss.
August 16, 1979

Personally appeared the above named John C. Powell and Sheila M. Powell, 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 7-19-82

STATE OF OREGON, County of } 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.

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

Powell
GRANTOR'S NAME AND ADDRESS
Miller
GRANTEE'S NAME AND ADDRESS
After recording return to:
Mr. and Mrs. Roger E. Miller
4342 Lombard Drive
Klamath Falls, Oregon 97601
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veteran's Affairs
1225 Ferry St. S. E.
Salem, Oregon 97310
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

19654

Addition to Cypress Villa, as follows: "...subject to the following restrictions: 16 foot easements for future public utilities as shown on the annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities; building set-back lines as shown on the annexed plat; no changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns; additional restrictions as provided in the recorded protective covenants. We further dedicate and convey to the public easements for construction and maintenance of irrigation ditches as shown on the said plat."

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Klamath County Title Co.

this 17th day of August A. D. 1970 at 11:52 clock A. M., and

duly recorded in Vol. 479, of Books on Page 1063

Wm D. MILNE, County Clerk

By Samuel H. Deloche

Fee \$7.00