

73490

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 179 Page 21183

KNOW ALL MEN BY THESE PRESENTS, That Donald A. Wolf and Jean M. Wolf, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dale R. Awrey and Teresa M. Awrey, 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 19 in Block 4 of Tract No. 1065, Irish Bend, 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. Restrictions as contained in plat dedication, to wit: "said plat being subject to the following restrictions: (1) 25 foot building set-back from all front lot lines and all side lot lines adjacent to a street. (2) 16 foot wide public utilities easements centered on all side and back lot lines with any improvements placed thereon to be at the lot owners risk. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and later released by resolution of the County Commissioners when the adjoining property is developed. (4) All sanitary facilities subject to the approval of the County Sanitarian.

(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 \$18,000.00

~~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 <sup>①</sup>, 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 15 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)

STATE OF OREGON,

County of Klamath, ss.  
Aug. 15, 1979

Personally appeared the above named Donald A. & Jean M. Wolf

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

Before me,

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires July 16, 1983

Donald A. & Jean M. Wolf  
7450 Wonderland Blvd.  
Redding, Calif. 96001

GRANTOR'S NAME AND ADDRESS

Dale R. & Tresa M. Awrey  
Rt. 2, Box 635 A.  
Arroyo Grande, Calif. 93420

GRANTEE'S NAME AND ADDRESS

After recording return to:

Dale R. & Tresa M. Awrey  
Rt. 2, Box 635 A.  
Arroyo Grande, Calif. 93420

NAME, ADDRESS, ZIP

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

Dale R. & Tresa M. Awrey  
Rt. 2, Box 635 A.  
Arroyo Grande, Calif. 93420

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, 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:

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

SPACE RESERVED FOR RECORDER'S USE

21184

Continued from front:

- (5) Lot 12, of Block 4 will be restricted for river access and recreational purposes; there will be no dwellings constructed thereon.  
(6) Vehicular access to Williamson River - Chiloquin Highway is hereby vacated on Lot 2 of Block 1 and Lots 5, 6, 7, 13, 14, 16, 17 and 18 of Block 5. (7) All easements, covenants and restrictions of record."

2. An easement created by instrument, including the terms and provisions thereof,  
Dated: September 20, 1965  
Recorded: October 6, 1965  
Volume: M65, page 2355 and 2357, Microfilm Records of Klamath County, Oregon

In Favor of: Pacific Power & Light Co., a Maine corporation  
For: A 20 foot wide right of way (No exact location given)

3. Declaration of Restrictions, including the terms and provisions thereof, recorded May 9, 1973 in Volume M73, page 5588, Microfilm Records of Klamath County, Oregon.

4. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Mountain Title Co.

this 5th day of September A.D. 1979 at 10:36 o'clock AM., and  
duly recorded in Vol. M79, of Deeds on Page 21183

Wm D. MILNE, County Clerk

By Jonathan D. Hellock

Fee \$7.00