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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 179 Page 23018

KNOW ALL MEN BY THESE PRESENTS, That Leonard C. Mullen

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by John D. Ewing and Barbara C. Ewing, 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 28, River's 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. A 25 foot building setback line along the front as set forth on dedicated plat.
2. A 20 foot public utilities easement along the back as set forth on dedicated plat.
3. ~~Reservations~~ as contained on plat dedication, to wit:
"subject to a 25 foot building set-back line along the side lines of all lots, and a 20 foot

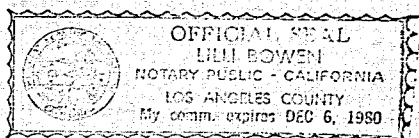
(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

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 the 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 \$ 4,500.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which) the whole. (The sentence between the symbols the whole, 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 September, 19 79; 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.

Leonard C. Mullen
Leonard C. Muller

State of California
County of Los Angeles SS.



On this the 15 day of Sept 19 79, before me,

the undersigned Notary Public, personally appeared

LEONARD C. MULLER
Leonard C. Mullen

known to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Lilli Bowen
LILLI BOWEN

GENERAL ACKNOWLEDGEMENT FORM

GRANTOR'S NAME AND ADDRESS
John & Barbara Ewing
955 Elm Dr.
Rodeo, Calif. 94572

GRANTEE'S NAME AND ADDRESS
After recording return to:
John & Barbara Ewing
955 Elm Dr.
Rodeo, Calif. 94572
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
John & Barbara Ewing
955 Elm Dr.
Rodeo, Calif. 94572
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

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

agreed that certain real property, with the tenements, hereditaments and appurtenances to the same in and about the County of Kinross, State of Oregon described as follows, to-wit:

Submittal, however, to the following:

2. A 30 foot public utility easement along the back easer boundary.

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and a 20 foot easement along the back of all lots for future public utilities, said easement to provide ingress and egress for construction and maintenance of said utilities with no structures being permitted thereon."

5. Conditions and restrictions as set forth in Deed recorded December 10, 1963 in Volume 349, page 573, Deed Records of Klamath County, Oregon, to wit:

6. Terms and conditions of Modoc Point Unit Irrigation Project.

8. Grant of Right of Way, including the terms and provisions thereof,
Dated: November 13, 1962

Volume: 345, page 246, Records of Klamath County, Oregon

For: pole and wire lines.

Filed for record at request of Mountain Title Co.

A. D. 19⁷⁹ at 11:47 A. M.

File recorded in Vol. 179, of Deeds on Page 23018

Wm D. MILNE, County Clerk

Fee \$7.00

~~County Clerk
Whitney and land and seal of
Record of deeds of this county
his last number
in book on page
in
which was recorded the return on the
I certify that the within instrument~~