

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That FORREST D. YOUNG and DONNA G. YOUNG, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by STANLEY J. CHRONISTER and LISA A. CHRONISTER, 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 5 in Block 1, TRACT 1008, BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following:

1. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of the South Suburban Sanitary District.
3. Assessments, if any, due to the City of Klamath Falls for water use.
4. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Basin Improvement District, and subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Volume M70, page 6187, Microfilm Records of Klamath County, Oregon. "Notice of persons intending to plat lands within the Klamath Basin Improvement District."
5. Reservations and restrictions as shown on dedicated plat, to wit:

"Subject to: (1) A 25 foot building setback line along the front of all lots and a 20 foot building setback line along side street lines; (2) Easements as shown on the annexed map for construction and maintenance of public utilities, irrigation and drain ditches, said easements to provide ingress and egress with any plantings or structures placed thereon by lot owners to be at their own risk; (3) No changes will be made in the present irrigation and/or drain ditches without the consent of Klamath Irrigation District, its successors or assigns; (4) Additional restrictions as provided in any recorded protective covenants."

"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 Klamath Irrigation District, its successors and assigns, and the United States, person, firm or corporation operating the irrigation works of said District, shall never be liable for damage

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said 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 or from overflow or seepage. 3. The liability of the operators of said 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."

6. 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 December 23, 1974 in Volume M74, page 16182, Microfilm Records of Klamath County, Oregon.

7. Subject to an 8 foot easement along the North lot line as shown on dedicated plat.

8. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.

9. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.

10. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

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 those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$45,700.00. 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.

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In Witness Whereof, the grantor has executed **16267**
this instrument this ____ day of _____, 1983.

Forrest D. Young
FORREST D. YOUNG

Donna G. Young
DONNA G. YOUNG

STATE OF OREGON)
) ss.
County of Klamath)

On this 20th day of Sept, 1983, personally
appeared the above named Forrest D. Young and Donna G.
Young and acknowledged the foregoing instrument to be
their voluntary act and deed.

Darlene J. Tucker
NOTARY PUBLIC for Oregon
My Commission expires: 6-16-84

Grantor's name and address:

Forrest D. Young
Donna G. Young

Grantee's name and address:

Stanley J. Chronister
Lisa A. Chronister
4717 Sumac
Klamath Falls, OR 97603

After recording return to:

Stanley J. Chronister
Lisa A. Chronister
c/o Klamath First Fed
540 Main Street
Klamath Falls, OR 97601

Mail tax statements to:

Stanley J. Chronister
Lisa A. Chronister
c/o Klamath First Federal
540 Main Street
Klamath Falls, OR 97601

STATE OF OREGON)
) ss.
County of Klamath)

for
recorder's
use

I certify that the within instrument
was received for record on the 21st day of
September, 1983, at 10:10
o'clock A M., and recorded in
book/reel/volume No. M83 on page 16265 or
as document/fee/file/ instrument/microfilm
No. 28577 Record of Deeds of said county.

Evelyn Biehn, County Clerk

Name Title

By Pam Smith

Fee: \$12.00