

23906

WARRANTY DEED—TENANTS BY ENTIRETY
MTC-12874 Vol. 1783 Page 16820
KNOW ALL MEN BY THESE PRESENTS, That KENNETH R. BLACK and MARCIA J. BLACK

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ALLAN L. CRAIGMILES and JANE A. CRAIGMILES, 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 17 in Block 3, TRACT NO. 1120, SECOND ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SEE REVERSE SIDE

(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

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 \$ 78,500.00
However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 29 day of Sept, 19 83; 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.
Sept 29, 19 83

Personally appeared the above named
KENNETH R. BLACK and MARCIA J. BLACK
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL) *Charlene J. Tucker*
Notary Public for Oregon
My commission expires 6-16-84

KENNETH R. BLACK and MARCIA J. BLACK

GRANTOR'S NAME AND ADDRESS
ALLAN L. CRAIGMILES and JANE A. CRAIGMILES

GRANTEE'S NAME AND ADDRESS
After recording return to:
KFFSL (KLAMATH FIRST FEDERAL)
540 MAIN
KFO

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address.
KFFSL
540 MAIN
KFO

NAME, ADDRESS, ZIP

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.

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

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/roll volume No. _____ on page _____ or as document/fee/file/Record of Deeds of said county.

Witness my hand and seal of County affixed
By _____ TITLE _____ Deputy

Legal Description cont.

SUBJECT TO:

1. Taxes for the fiscal year 1983-1984, a lien, not yet due and payable.
2. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
3. The premises herein described are within and subject to the statutory powers, including the power of assessment, of Basin View Drainage District.
4. Assessments, if any, due to the City of Klamath Falls for water use.
5. An 8 foot utility easement along rear of lot as shown on dedicated plat.
6. Subject to reservations and restrictions, including the terms and provisions thereof, as contained in plat dedication, to wit:

"Subject to: (1) Easements for future public utilities, drainage and television cable as shown on annexed plat, said easements to provide ingress and egress for construction and maintenance of said utilities, drainage and television cable; (2) Said lands are within the Basin View Drainage District and are subject to all rules, regulations and assessments of said drainage District; (3) A 25 foot building setback line on the front of all lots and a 20 foot building setback line along side street lines; (4) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants."

7. 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 M77, page 2856, Microfilm Records of Klamath County, Oregon.

STATE OF OREGON,)
County of Klamath)

Filed for record at request of

on this 30th day of Sept. A.D. 19 83
at 9:28 o'clock A M, and duly
recorded in Vol. M 83 of Deeds
Page 16820

EVELYN BIEHN, County Clerk

By [Signature] Deputy

Fee \$8.00