

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That CBA CONSTRUCTION COMPANY, an Oregon Corporation, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by DEADRICK W. DUNLAP and LYNN R. DUNLAP, 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 46, Skyline View, 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 power, including the power of assessment, of the Skyline View Improvement District.
2. Reservations, conditions and restrictions contained in plat dedication to wit: "A 20 foot building setback line along the front of all lots, a minimum foundation area of 1200 square feet on a single story residence, an eight foot easement along the back property lines of all lots for future sanitary sewers and public utilities, with rights of ingress and egress for maintenance and construction with no structure permitted thereon and any plantings placed thereon at the risk of the owner, and a 20 foot easement along the front of Lot 1 for ingress and egress for construction and maintenance on the community well, and any further restrictions as may appear on individual deeds to lots."
3. Building set back line 20 feet from street as shown on dedicated plat.
4. Any encroachments, unrecorded easements, violations of conditions, covenants and restrictions, and any other matters which would be disclosed by a correct survey.
5. Proof that there are no parties in possession, or claiming to be in possession other than above vestees.
6. 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.

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The true and actual consideration paid for this transfer, stated in terms of dollars, is \$55,000.00. 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.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate city or county planning department to verify approved uses.

In Witness Whereof, the grantor has executed this instrument this 25 day of November, 1983.

CBA Construction Co.

by Maria Conney Sec/Treas

FORM No. 786-ACKNOWLEDGMENT, CORPORATION.

814 STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.

STATE OF OREGON,

County of Klamath } ss.

Nov 25, 1983

Personally appeared Maria Conney

Secretary/Treasurer who being duly sworn (or affirmed) did say that s/he is the
(President or other officer or officers)

of CBA Construction (Name of corporation)
and that the seal affixed to the foregoing instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and she acknowledged said instrument to be its voluntary act and deed.

Official Seal

Darlene J. Tucker
Notary Public for Oregon.
My Commission expires 6/16/84

After recording return to:

Mail tax statements to:

Deadrick W. Dunlap
Lynn R. Dunlap
c/o Klamath First Fed
540 Main, Klamath Falls,
OR 97601

Deadrick W. Dunlap
Lynn R. Dunlap
c/o Klamath First Fed
540 Main, Klamath Falls, OR
97601

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument was received for record on the 29th day of November, 1983, at 10:27 o'clock AM., and recorded in book/reel/volume No. M83 on page 20430 or as document/fee/file/ instrument/microfilm No. 31055 Record of Deeds of said county.

Evelyn Biehn County Clerk
Name Title

By Pen Smith

Fee: \$8.00