

1-1-74

31298

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 183 Page

20843

KNOW ALL MEN BY THESE PRESENTS, That BILLY H. CORDES and STELLA M. CORDES

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by HAROLD L. BUCK and IRENE E. BUCK, 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:

SEE ATTACHED LEGAL DESCRIPTION

"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."

(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 \$ 42,500.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The sentence between the symbols ①, 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 22nd day of DECEMBER, 1983, 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

12-2, 1983

Personally appeared the above named BILLY H. CORDES and STELLA M. CORDES,

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 10-13-86

STATE OF OREGON, County of \_\_\_\_\_ ) 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 \_\_\_\_\_

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:

BILLY H. and STELLA M. CORDES

GRANTOR'S NAME AND ADDRESS

HAROLD L. and IRENE E. BUCK

GRANTEE'S NAME AND ADDRESS

After recording return to:

K.F.F.S.L.  
240 Main  
KFO

NAME, ADDRESS, ZIP

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

K.F.F.S.L.

NAME, ADDRESS, ZIP

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/instrument/microfilm No. \_\_\_\_\_ Record of Deeds of said county.

Witness my hand and seal of County affixed.

NAME TITLE

By \_\_\_\_\_ Deputy



## LEGAL DESCRIPTION

A parcel of land situate in Section 3, Township 36 South, Range 6 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 3, said point being marked by an "X" on a rock; thence South 89° 49' East along the North line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 3 a distance of 596.42 feet to the Easterly line of the County Road; thence South 42° 29' West along the Easterly line of the County Road a distance of 51.14 feet to an iron pin; thence South 35° 54' West along the Easterly line of the County Road a distance of 414.60 feet to an iron pin marking the true point of beginning of this description; thence South 53° 28' West along the Easterly line of County Road a distance of 71.17 feet to an iron pin; thence South 36° 32' East a distance of 100.00 feet to an iron pin; thence North 53° 28' East a distance of 86.62 feet to an iron pin; thence North 45° 19' West a distance of 101.19 feet to the true point of beginning of this description.

## SUBJECT TO:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.
2. Agreement recorded February 15, 1924 in Volume 63, page 460, Klamath County Deed Records, concerning the operation of the dam and control of the water level of Upper Klamath Lake.
3. Agreement recorded in Volume 258, page 284, by and between Raymond W. Sykes and Yvonne E. Sykes, his wife and Gus G. Johnson and Olive M. Johnson, husband and wife, for a non-exclusive right to go upon said parcel and to hunt thereon.
4. Agreement recorded in Volume 280, page 146, Deed Records of Klamath County, Oregon, by and between Olive M. Johnson and William K. Johnson, for the non-exclusive right, easement and profit to go upon the portion of the property conveyed to said Raymond W. Sykes, and to hunt thereon.
5. Reservations and restrictions, as contained in Deed recorded in Volume 358, page 389, Records of Klamath County, Oregon, to wit:  
 "The following building and use restrictions which grantees, their heirs grantees and assigns, covenant and agree to observe and comply with, and which shall run and bind the land herein conveyed for the benefit of all lands in Sec. 3, Twp. 36 S., R. 6 E. W. M. owned by the Grantors and for the benefit of the tracts of land in Section 3 heretofore sold or conveyed by Grantors to other Vendees or Grantees including but not by way of limitation all lots in Sportsman Park, First Addition to Sportsman Park, Second Addition to Sportsman Park, Third Addition to Sportsman Park, Pelican Acres and Harriman Park, and for the benefit of each and every part and parcel of said lands, to wit:  
 (1) That Grantee will not suffer or permit any unlawful, unsightly or offensive use to be made of said premises nor will they suffer or permit anything to be done thereon which may be or become a nuisance or annoyance to the neighborhood. (2) That they will use said premises solely as a residence or summer home site. (3) That said premises shall never be subdivided nor shall any less portion than the whole thereof ever be sold, leased or conveyed, and that no buildings except one summer home or residence and the usual and necessary outbuildings thereto shall ever be erected thereon."

STATE OF OREGON,  
 County of Klamath.)

Filed for record at request of

on this 6th day of Dec. A.D. 19 83  
 at 3:48 o'clock P M, and duly  
 recorded in Vol. M83 of Deeds  
 page 20843

EVELYN BIEHN, County Clerk

By Ann Smith Deputy

Fee 8.00