

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That ANNETTE SITES, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by KENNISTON W. LORD, and NANCY F. LORD, 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 34 in Block 2, TRACT NO. 1099, ROLLING HILLS, 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. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Basin Improvement District.

Subject to the terms and provisions of that certain instrument recorded July 24, 1970 in Book M70 at page 6187 as "Notice to persons intending to Plat Lands within the Klamath Basin Improvement District.

3. Reservations and restrictions, including the terms and provisions thereof, contained in Deed from the State of Oregon to Chas. S. Moore dated January 18, 1909, recorded January 30, 1909 in Book 25 at page 472, Deed Records of Klamath County, Oregon, as follows: "Subject to right of way for ditches, canals and reservoir sites for irrigation purposes constructed by the authority of the United States."
4. Reservations, restrictions and easements as contained on plat dedication, to wit:

"Said plat being subject to the following restrictions: (1) Building setback lines of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the center line of the street on which the lot sides; (2) Public utilities easements 16 feet in width centered on all side and back lot lines; (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed; (4) All sanitary facilities subject to the approval of the Oregon Department of Environmental Quality; (5) Access to Reeder Road, a county road, is hereby vacated for Lot 5, Block 1 and Lot 7, Block 2; (6) Access to the proposed road adjacent to the North boundary of said "Rolling Hills" is hereby vacated for Lots 1, 9, 10, 11, 13, 14 and 15, Block 1 and all of Block 3; (7) Drainage easements as shown on the annexed plat."

5. Covenants, easements and restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof recorded

October 15, 1985 in Volume M74, page 13469, Microfilm records of Klamath County, Oregon.

6. Covenants, easements and restrictions, including the terms and provisions thereof, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof recorded October 15, 1975 in Volume M74, page 13469 and amended October 1, 1975 in Volume M75, page 11919, all in Microfilm Records of Klamath County, Oregon.

7. Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: July 13, 1976
Recorded: July 13, 1976
Volume: M76, page 10564, Microfilm Records of Klamath County, Oregon
Grantor: Ronald W. Piel and Linda J. Piel, husband and wife
Trustee: William Ganong, Jr.
Beneficiary: First Federal Savings and Loan Association of Klamath Falls, Oregon
Amount: \$30,950.00

8. Mortgage, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Dated: March 28, 1979
Recorded: March 29, 1979
Volume: M79, page 6865, Microfilm Records of Klamath County, Oregon
Amount: \$15,000.00
Mortgagor: Ronald W. Peil and Linda J. Peil
Mortgagee: United States National Bank of Oregon

9. Change in vesting or in condition of title resulting from appeal or modification of decree.

Entered: December 9, 1985
Suit No.: 85-501 DI, in the Circuit Court for Klamath County
Plaintiff: Annette Sites
Defendant: Troy W. Sites

This exception will be removed if notice of appeal is not filed within 30 days after entry of said decree.

10. Reservations or exceptions in patents or in acts authorizing the issuance thereof.

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

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

13. 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 \$60,000.00. 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 23 day of December, 1985.

Annette Sikes
ANNETTE SIKES

STATE OF OREGON)
) ss.
County of Klamath)

On this 23 day of December, 1985, personally appeared the above named Annette Sikes and acknowledged the foregoing instrument to be her voluntary act and deed.

Linda Stille
NOTARY PUBLIC for Oregon
My Commission expires: 1/14/89

Grantor's name and address:

Annette Sikes

Grantee's name and address:

Henniston W. Lord
Nancy F. Lord

After recording return to:

Henniston W. Lord
Nancy F. Lord
6509 Sorrell Court
Klamath Falls, OR 97603

Mail tax statements to:

Henniston W. Lord
Nancy F. Lord
6509 Sorrell Court
Klamath Falls, OR 97603

STATE OF OREGON)
) ss.
County of Klamath)

for

recorder's

use

I certify that the within instrument was received for record on the 10th day of June, 1986, at 9:17 o'clock A M., and recorded in book/reel/volume No. M86 on page 10038 or as document/fee/file/ instrument/microfilm No. 62390 Record of Deeds of said county.

Evelyn Biehn, Klamath County Clerk

Name

Title

By Ann Smith

Fee: \$18.00