

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That LEE Y. LAMBERT and IONE M. LAMBERT, hereinafter called the Grantor, for the consideration hereinafter stated to the grantor paid by HAROLD L. McCracken and NORA BELLE McCracken, 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 3 in Block 1, TRACT 1164, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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. Reservations as contained in plat dedication, to wit:

"hereby dedicate to non-exclusive public use forever the road easements, as shown on the annexed plat, for ingress and egress and for installation, regulation and maintenance of utilities; utility easements, as shown on the annexed plat for ingress and egress for installation, regulation and maintenance of utilities; and a drainage easement, as shown on the annexed plat for preservation and maintenance of an existing drainage channel; and we dedicate to Klamath County 1.0 foot street plugs at the ends of the 50.0 foot road easements at the Westerly and Easterly boundaries of Tract 1164 and a 1.0 foot reserve strip along the North side of the road easement along the North boundary of Lots 1 through 5 as shown on the annexed plat; said plat being subject to: Building setbacks as noted on the annexed plat. Domestic water supply will be from individual wells and sewage disposal will be by means of individual septic tanks and drain fields."

3. Subject to a 50 foot wide road easement along North lot line as shown on dedicated plat.

4. Subject to as 50 foot drainage easement across lot as shown on dedicated plat.

5. Subject to building setback lines as follows:

1. 75' from centerline of road.

2. 10' from side lot lines.

3. 25' from rear lot lines.

6. Reservations and restrictions as contained in Deed recorded May 27, 1959 in Volume 321, page 474, Deed Records of Klamath County, Oregon.

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.

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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 \$31,500.00. 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 30 day of November, 1983.

Lee Y. Lambert
LEE Y. LAMBERT

Ione M. Lambert
IONE M. LAMBERT

STATE OF OREGON)

) ss.

County of Klamath)

On this 30 day of November, 1983, personally appeared the above named Lee Y. Lambert and Ione M. Lambert and acknowledged the foregoing instrument to be their voluntary act and deed.

Gayle K. Peelle
NOTARY PUBLIC for Oregon
My Commission expires 2-7-85

3411.

Grantor's name and address:

Lee Y. Lambert
Ione M. Lambert

Grantee's name and address:

Harold L. McCracken
Nora Belle McCracken

After recording return to:

Harold L. McCracken
Nora Belle McCracken
P.O. Box 372
Sprague River, OR 97639

Mail tax statements to:

Harold L. McCracken
Nora Belle McCracken
P.O. Box 372
Sprague River, OR 97639

STATE OF OREGON)
County of Klamath) ss.

for
recorder's
use

I certify that the within instrument
was received for record on the 3rd day of
March, 1987, at 4:12
o'clock P.M., and recorded in
book/reel/volume No. M87 on page 3409 or
as document/fee/file/ instrument/microfilm
No. 71947 Record of Deeds of said county.

Evelyn Biehn, Klamath County Clerk
Name Title

By Sam Smith

Fee: \$18.00