

OA

WARRANTY DEED—TENANTS BY ENTIRETY

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5321

KNOW ALL MEN BY THESE PRESENTS, That ED GREENWOOD and RUTH H. GREENWOOD, as tenants by the entirety hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MARK J. CLARK and KAREN JEAN CLARK, 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:

The Easterly 74 feet of Lot 2 and the Westerly 41 feet of Lot 3 in Block 1 of MAZAMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 except as noted on the reverse hereof

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 \$ 56,000.00

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.

In Witness Whereof, the grantor has executed this instrument this 31 day of March, 1987; 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.

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.

Ed Greenwood
ED GREENWOOD

Ruth H. Greenwood
RUTH H. GREENWOOD

STATE OF OREGON,
County of Klamath } ss.
March 31, 19 87

STATE OF OREGON, County of _____) ss.
_____, 19____

Personally appeared the above named
ED GREENWOOD & RUTH H.
GREENWOOD, husband and wife
and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 be-
half 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 6-16-88

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

Ed & Ruth H. Greenwood
3813 Mazama Drive
Klamath Falls OR 97603
GRANTOR'S NAME AND ADDRESS
Mark J. & Karen J. Clark
3902 Barry Avenue
Klamath Falls OR 97603
GRANTEE'S NAME AND ADDRESS

After recording return to:
Klamath 1st Fed
540 Main
Klamath Falls, OR
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of _____
I certify that the within instru-
ment was received for record on the
_____ day of _____, 19____,
at _____ o'clock _____ M., and recorded
in book/reel/volume No. _____ on
page _____ or as fee/file/instru-
ment/microfilm/reception No. _____,
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

NAME TITLE

By _____ Deputy

SPACE RESERVED
FOR
RECORDER'S USE

The property conveyed on the reverse hereof is conveyed subject to the following encumbrances:

- 1) The premises herein described are within and subject to the statutory powers, including the power of assessment, of Klamath Irrigation District.
- 2) The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
- 3) Reservations and restrictions as contained in plat dedication, to-wit:
 "(1) Easements for future public utilities, irrigation, and drainage ditches as shown on the annexed plat. (2) Easements to provide ingress and egress for construction and maintenance of said utilities, irrigation, and drainage ditches. (3) No changes will be made in the present irrigation and/or drain ditches without the consent of the Klamath Irrigation District, its successors or assigns. (4) Building set-back lines as shown on the annexed plat. (5) All easements and reservations of record and additional restrictions as provided in any recorded protective covenants. This plat is approved subject to the following conditions: 1. The owners of the land in this subdivision, their heirs and assigns in whom title may be vested, shall always at their own expense properly install, maintain, and operate such irrigation system. 2. The Klamath Irrigation District, its successors or assigns, and the United States, person, firm, or corporation operating the irrigation works of the Klamath Irrigation District, shall never be liable for damage caused by improper construction, operation, or care of such system or for lack of sufficient water for irrigation. 3. The liability of the operators of the Klamath Irrigation District shall be limited to the delivery of water at established outlets of the USBR canal. 4. The lands will always be subject to irrigation assessments whether or not irrigation water is furnished or used."
- 4) Subject to a 20 foot building setback from Mazama Drive as shown on dedicated plat.
- 5) Subject to an 8 foot utilities easement over North lot line as shown on dedicated plat.
- 6) Declaration of conditions and Restrictions, subject to the terms and provisions thereof, recorded September 19, 1968 in Volume M68 at page 8485, Microfilm Records of Klamath County, Oregon.
- 7) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Company the 31st day of March A.D. 19 87 at 3:16 o'clock P M., and duly recorded in Vol. M87 of Deeds on Page 5321.
 FEE \$14.00
 Evelyn Biehn, County Clerk
 By [Signature]