

MTG #11573

Volume 89 Page 6846

99345

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Steve V. Sorensen and Sharon L. Sorensen, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Clyde W. Pankoke and Mary Lou Pankoke, 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 52, Block 3, of MOUNTAIN LAKE HOMESITES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Declaration of Protective Covenants, Conditions, and Restrictions, recorded December 6, 1972 in Volume M72, page 13970, Microfilm Records of Klamath County, Oregon.
2. Reservations and restrictions as contained in plat dedication, to wit: "said plat subject to the following conditions: (1) a 20 foot building setback line along the front of all lots and a 15 foot building setback on the street sideline of all corner lots; (2) a 16 foot public utilities easement centered on the back and sidelines of all lots, said easement to provide ingress and (continued on reverse)

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 of record as of the date of this Deed, and those apparent on the land, if any, as of the date of this Deed.

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 \$ 7,000.00

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 @, if not applicable, should be deleted. See ORS 93.030.)

In construing this deed and where the provisions hereof apply equally to corporations and to individuals, 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 30th day of August, 1982; 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.

Steve V. Sorensen
Sharon L. Sorensen

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Klamath,
August 30, 1982.

Personally appeared the above named Steve V. Sorensen and Sharon L. Sorensen, 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 _____, a corporation, 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.

Notary Public for Oregon
My commission expires: 7/13/85

Steve V. Sorensen and Sharon L. Sorensen
1720 Tamara
Klamath Falls, OR 97601

Clyde W. and Mary Lou Pankoke
4551 Nido Lane
San Diego, CA 92117

After recording return to:
Clyde W. & Mary Lou Pankoke
4551 Nido Lane
San Diego, CA 92117

Until a change is requested all tax statements shall be sent to the following address:
Clyde W. & Mary Lou Pankoke
4551 Nido Lane
San Diego, CA 92117

STATE OF OREGON, County of _____, 19____.

Personally appeared _____, 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 _____, a corporation, 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.

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of _____, 19____.

I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded on _____ page _____ of book/reel/volume No. _____ or as document/fee/file/instrument/microfilm No. _____

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By _____ TITLE Deputy

egress for the construction and maintenance of said utilities; (3) a 37.50 foot building setback line along State Highway 140 where shown on the annexed map; (4) no direct access to lots from said State Highway except accesses approved or of record; (5) additional restrictions as proved in recorded protective covenants."

3. 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: January 24, 1979

Recorded: January 24, 1979

Volume: M79, page 2108

Amount: \$8,550.00

Grantor: Steve V. Sorensen and Sharon L. Sorensen

Trustee: Klamath County Title

Beneficiary: Edward C. Dore, Jeanne M. Dore, and Rose J. Young

The beneficial interest under said Trust Deed was assigned by instrument,

Recorded: January 8, 1981

Volume: M81, page 297, Microfilm Records of Klamath County, Oregon

To: Pacific Power and Light Company

(Affects lots 51 and 52, Block 3)

4. Right of way easement, including the terms and provisions thereof,

Dated: July 20, 1978

Recorded: January 23, 1981

Volume: M81, page 1064, Microfilm Records of Klamath County, Oregon

In favor of: Pacific Power and Light Company

For: Electric transmission and distribution lines and appurtenances

(Affects Lots 12, 14, 50, 51, 52, and 53, Block 3)

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Mountain Title Co. the 24th day
of April A.D., 19 89 at 3:41 o'clock P.M., and duly recorded in Vol. M89,
of Deeds on Page 6846.

Evelyn Biehn, County Clerk

FEE \$13.00

By Audrey Mullins