Vol. 289 Page 6846 WARRANTY DEED_TENANTS BY ENTIRETY VOL. 2089 Page Sorensen, WARRANTY DEED_TENANTS BY ENTIRETY VOL. 2089 Page Sorensen, NUSband and wife, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Clyde W Dankrow nusband and wife, nusband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by <u>Clyde W</u>, <u>Pankoke</u>, hereinafter called the grantor, for the consideration hereinafter stated and wife, hereinafter called the grantees, does hereinafter called the grantor, for the consideration hereinafter stated to the entirety, the heirs of the survivor and their hereby grant, bargain, sell and convey unto the grantees, as tenents by the entirety, the heirs of the survivor and their hereby grant, bargain, sell and convey unto the grantees, as tenents by the entirety of the part of the survivor and the grantees, as tenents by the entirety of the survivor and the grantees, as tenents by the entirety of the survivor and the survivor and the grantees, as tenents by the entirety of the survivor and the survivor and the grantees, as tenents by the entirety of the survivor and t and Mary Lou Bankoke, husband and wife, hereinafter called the grantees, does , husband and wife, hereinafter called the grantees, and their the entirety; the heirs of the survivor and their the entirety for the survivor and their and appurgenances thereinate belonging or appurgenances thereinate belonging or appurgenances thereinate belonging or appurgenances that certain real property, with the tenements, heredituments and appurgenances thereinate belonging or appurgenances that certain real property, with the tenements, heredituments and appurgenances thereinate belonging or appurgenances that certain real property, with the tenements, heredituments and appurgenances thereinate belonging or appurgenances hereby grant, bargain, sell and convey unto the grantees, as tenents by the entirety, the heirs of the survivor and their asigns, that certain real property, with the tenements, hereditaments and appurienances thereunto belonging or appertaining, situated in the County of Klamath URM No. 716-WARM Lot 52, Block 3, of MOUNTAIN LAKE HOMESI'NES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. : 1.1.74 ect, however, to the IOLLOWING: 1. Declaration of Protective Covenants, Conditions, and Restrictions, recorded December 6, 1972 in Volume M72, page 13970, Microfilm Records of Klamath County, Oregon. Reservations and restrictions as contained in plat dedication, to wit: aid plat subject to the following conditions: (1) a 20 foot building se 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 Subject, however, to the following: "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 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 itinued on reverse) To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-County, Oregon. their heirs and assigns forever. And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grantor and grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that granton will seized in the simple of the above granted premises, free from all encumbrances fully seized in the simple of the above granted premises, and those apparent on the land. If any, as of And grantor hereby covenants to and with grantees and the heirs of the survivor and their assigns, that grant is lawfully seized in fee simple of the above granted premises, free from all encumbrances and the land, if any, as of record as of the date of this Deec, and those apparent on the land, if any and the date of the date of this Deec, the date of this Deed and the said premises and every part and parcel thereof against the lawful claims will warrant and forever defend the said premises claiming under the above described encumbrances. and that (continued on reverse) tirety, their heirs and assigns forever. emands 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 wever, the actual consideration consists of or includes other property or value fiven on promised The true and actual consideration paid for this transfer, stated in terms of dollars, is \$...7,000,00... Offowever, the actual consideration consists of or includes other property or value fiver or promised. See OR the where consideration (indicate which).⁽¹⁾ (The sentence between the symbols ⁽²⁾, it not applicable, should be deleted. See OR wever, the actual consideration consists of or includes other property or value fiven or promised which is where consideration (indicate which).⁽¹⁾ (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 vhich-is to consideration (indicate which).⁽¹⁾ (The sentence between the symbols⁽¹⁾, if not applicable, should be deleted. See ORS 93,030.) The construing this deed and where the context so requires, the singular includes the plural and all grammatical ages shall be implied to make the provisions hereof apply equally to corporations and to individuals. In construing this deed and where the context so requires, the singular includes the plural and all 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 In construing this used and when provisions hereof apply equally to corporations and to individuals. 19.82; August order of its board of directors. and STATE OF OREGON, County of .. ".who, being duly sworn, who, being duly sworn, who, being duly sworn, who, being duly sworn, is the each for himself and not one for the other, did say that the former is the president and that the latter is the president and that the latter is the (If executed by a corpora affix corporate seal) and that the seal affixed to the toregoing instrument is the corporate seal and that the seal affixed to the toregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in beau of said corporation by authority of its board of directors; and each of half of said corporation by authority to be its voluntary act and deed. The method was and instrument to be its voluntary act and deed. The method was also be its voluntary act and the method was also be its voluntary , a corporation, STATE OF OREGON, , 19.....82... Klamath Personally uppeared the above named - Strave V County of . Personally uppeared the shove named_Dutyre_N_ Sorrensen_and Sharon_L__Sorransen_ (^{OFFICIAL} SEAL) owhedged the foregoing instru-....voluntary act and deed. Notary Public for Oregon ment to be STATE OF OREGON, 55. My commission expires: I certify that the within instrument was received for record on the 185 Steve V. Sorensen and Sharon L. Sorensen 1720 Tamera o'clock.....M., and recorded day of or as document/fee/file/ in book/reel/volume No... 1720 Tamera Klamath Falls, OR 97601 Klamath Falls, NANJ AND NAMI AND ADDRESS instrument/microfilm No. Clyde W. and Mary Icu Pankoke Record of Deeds of said county. SPACE RESERVED Witness my hand and seal of page. RECORDER'S USE Clyde W. and 1551 Nido Lane San Diego, CA 9211 San Diego, GRANTEE'S NAME AND ADDRESS County affixed. TITLE Clyde W. & Mary Lou Penkoke .Deputy After recording return to: Unill a change is requested all tax statements shall be sent to the following address 4551 NI do CA 0/117 San Diegos CA NAIE ADDRESS. ZIP 4551 Nido, Lane Unill a change is requested all tax statements shart or set Clyde W & & Mary Jot: Pankoke Clyde 1551 Nido Lane 92117 San Diego, CA NAME, ADDRESS, ZIP

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STATE OF OREGON: COUNTY OF KLAMATH: ss.

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Mountain Title Co.

of _____April _____A.D., 19 <u>89</u> at _____3:41 ____o'clock ____P.M., and duly recorded in Vol. _____M89 of ______ Deeds_____ on Page ____6846

on rage <u>6846</u> Evelyn Biehn County Clerk By

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

Beneficiary: Edward C. Dore, Jeanne M. Dore, and Rose J. Young The beneficial interest under suid Trust Deed was assigned by instrument, Recorded: January 8, 1981 Volume: M81, page 297, Micorfilm Records of Klamath County, Oregon To: Pacific Power and Light Company (Affects lots 51 and 52, Block 3) agus georrae 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

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Grantor: Steve V. Sorensen and Sharon L. Sorensen Trustee: Klamath County Title

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of record; (5) additional restrictions as proved in recorded protective covenants." 3.¹⁴ 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

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

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