

13487

Aspen Title #01035058

WARRANTY DEED TO CREATE ESTATE BY THE ENTIRETY

THIS INDENTURE WITNESSETH, THAT JOHN R. WELLS and MARIE E. WELLS, hereinafter knowns as grantors, for the consideration hereinafter stated have bargained and sold, and by these presents do grant, bargain, sell and convey unto BRENNAN P. HUSSEY and ELLEN M. HUSSEY, husband and wife, grantees, the following described premises, situated in Klamath County, Oregon, to-wit:

Lot 20, Block 6, LYNNWOOD, in the County of Klamath, State of Oregon.

Code 1 Map 3808-25DD TL 7600

SUBJECT TO: Regulations, easements, restrictions, rights of way of record and those apparent on the land.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$17,500.00.

However, the actual consideration includes other property which is part of the consideration.

As additional consideration for the transfer of the property from Grantors to Grantees, the Grantees, on behalf of themselves, their heirs, successors, and assigns covenant and agree as follows:

1. No building constructed on the property shall contain windows on the East side of the structure which shall be lower than 6 feet from the floor to the bottom of the window sill;

2. No doors on the East side of the building shall contain any windows;

3. There shall be no electric motors, compressors, heat pumps or other noise making appliances constructed or installed on the East side of the structure;

4. There shall be no patios, porches or overhanging roofs constructed on the East side of the structure;

5. No boats, trailers or recreational vehicles shall be parked on the East side of the structure.

TO HAVE AND TO HOLD the said premises with their appurtenances unto the said grantees as an estate by the entirety. And the said grantors do hereby covenant, to and with the said grantees, and their assigns, that they are the owners in fee simple of said premises; that they are free from all incumbrances, and that they will warrant and defend the same from all lawful claims whatsoever, except those above set forth.

IN WITNESS WHEREOF, We have hereunto set our hands and seal this ____ day of April, 1990.

John R. Wells
John R. Wells

Marie E. Wells
Marie E. Wells

STATE OF OREGON)
) SS
County of Klamath)

Warranty Deed to Create Estate
By The Entirety - Pg 1.

1 Personally appeared the above named John R. Wells and Marie E. Wells and
 2 acknowledged the foregoing instrument to be their voluntary act and deed.
 Before me:

3 Marlene L. Addington
 Notary Public for Oregon

4 (SEAL)

5 My Commission Expires: 3-22-93

6 THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT
 7 IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR
 8 ACCEPTING THIS INSTRUMENT, THE PERSONS ACQUIRING FEE TITLE TO THE PROPERTY
 SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTING PLANNING DEPARTMENT TO
 9 VERIFY APPROVED USES.

10 After recording return to:

11 Mr. & Mrs. Brennan P. Hossey
 12 1211 Lynnewood Blvd.
 13 Klamath Falls, OR 97601

14
 15 Until a change is requested, all tax
 16 statements shall be sent to the following
 name and address:

17 As above
 18 _____
 19 _____
 20 _____

STATE OF OREGON: COUNTY OF KLAMATH: ss.

Filed for record at request of Aspen Title Co. the 12th day
 of April A.D., 19 90 at 3:53 o'clock PM., and duly recorded in Vol. M90,
 of Deeds on Page 6844.

FEE \$33.00

Evelyn Biehn, County Clerk

By Marlene L. Addington

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