FORM No. 716 54885 KNOW ALL MEN BY THESE PRESENTS, That IRA R. LEWIS and CLARA J. LEWIS, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by CHARLES M. HAGEN and DEANNA C. ..., 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 South 52 feet of Lot 10 & the North 5 feet of Lot 11,Block 1,FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the records of Klamath County, Oregon.

SUBJECT TO: Mortgage, including the terms and provisions thereof, dated February 2,1962, recorded February 5,1962, in Volume 208 at page 552, given to secure payment of \$14,350.00, with interest thereon and such future advances as may be provided therein, executed by Earl E. Oxley and Ruth A. Oxley, husband and wife, to Commerce Investment, Inc., a corporation, which grantees assume and agree to pay. 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 above stated & contracts, liens, assessments, rules & regulations for irrigation, drain age & sewage & reservations, restrictions, easements & rights of way of record, and those apparent on the land.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described The true and actual consideration paid for this transfer, stated in terms of dollars, is \$15,700.00 cludes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals. IN WITNESS WHEREOF, the grantor has executed this instrument on the July , 19 71; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors. Levis Lewis (If executed by a corp offix corporate seal) STATE OF OREGON, County STATE OF OREGON, County of Klamath July 30 , 19.71 Personally appeared the above named L Lewis and Clara J. Lewis who, being duly sworn other, did say that the former is the president and that the latter is the and acknowledged the foregoing instruand that the seal allixed 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. (OFFICIAL) Before me Public for Oregon (OFFICIAL SEAL) Notary Public for Oregon STATE OF OREGON, WARRANTY DEED County of Klamath I certify that the within instrument was received for record on the day of July , 1971 , (DON'T USE THIS at 4:06 o'clock P.M., and recorded in book M71 on page 8032 SPACE; RESERVED FOR RECORDING Record of Deeds of said County. Witness my hand and seal of AFTER RECORDING RETURN TO County affixed. Ramirez & Hoots, Attorneys at Law Wm. D. Milne P.O. Box 368 Klamath Falls, Oregon County Clerk Title 716 Deputy Fee \$1.50

ii Pi

N

2

TO HA

subj