

WARRANTY DEED—TENANTS BY ENTIRETY

1-1-74

KNOW ALL MEN BY THESE PRESENTS, That Stanley Albert Brammer, a divorced man,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harry L. Hamilton and Phadie R. Hamilton, 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:

Lots 23 and 24 of CREGAN PARK, Klamath County, Oregon.

Subject, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Cregan Park. Easements over all lots for future sewers.
2. Set back provisions as delineated on the recorded plat, 20 feet from front lot line.
3. Grantees agree to assume and pay the outstanding Mortgage, including the terms and provisions thereof, dated June 21, 1971, recorded June 22, 1971 in Book M-71 at page 6453, Microfilm Records, given to secure the payment of \$15,150.00, with interest thereon and such future advances as may be provided therein, executed by Stanley Albert Brammer and Violet LaRee Brammer to State of Oregon represented and acting by the Director of Veterans' Affairs, the unpaid principal balance of which is \$14,015.66, to Director of Veterans' Affairs.

(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 of record as of the date of this deed and those apparent upon 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 \$17,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$17,000.00. However, the actual consideration paid for this transfer, stated in terms of dollars, is \$17,000.00.

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 17th day of May, 1974, 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.

(If executed by a corporation, affix corporate seal)

Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-79

STATE OF OREGON, County of Klamath, Personally appeared Stanley Albert Brammer, 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

Personally appeared the above named Stanley Albert Brammer and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

(SEAL) Marlene T. Addington
Notary Public for Oregon
My commission expires:

Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Harry L. Hamilton
35 E. 1st
Bancroft, Calif. 94510
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Dept. of Veterans' Affairs
1225 Ferry S.E.
Salem, Oregon 97310
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath

I certify that the within instrument was received for record on the 20th day of May, 1974, at 3:29 o'clock P.M., and recorded in book M74 on page 6254 or as file/reel number 89068. Record of Deeds of said county. Witness my hand and seal of County affixed.

WM. D. MILNE

By Hazel D. Milne Deputy Recording Officer

FEE \$2.00

SIX
with interest
month
19
interest has been
option of the holder
reasonable attorney
amount of such real
is tried, heard or decided
Strike word not applicable