

91601 28-7371 WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Ralph L. Kennon and Sue A. Kennon, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Bernard DeGroot and Gwen E. DeGroot, 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 therunto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit: Lot 5 in Block 1 KELENE GARDENS, Klamath County, Oregon.

- Subject, however, to the following:
 1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
 2. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
 3. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Kelene Gardens.
 4. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded October 14, 1959 in Book 316 at page 445, Deed Records.

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 and that 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 \$27,000.00. 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 26th day of July, 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.

STATE OF OREGON, County of Klamath, July 26, 1974. Personally appeared Ralph L. Kennon and Sue A. Kennon, their voluntary act and deed. Before me: Darlene P. Addington, Notary Public for Oregon. My commission expires: 3-21-77.

RALPH L. KENNON, ET UX
BERNARD DEGROOT, ET UX
After recording return to: Mr. & Mrs. Bernard DeGroot, 4013 Kelly, Klamath Falls, Oregon 97601.
Until a change is requested all tax statements shall be sent to the following address: Firstbank Mtge Corp., Securities Bldg., Seattle, Washington 98101.

STATE OF OREGON, County of Klamath. I certify that the within instrument was received for record on the 1st day of August, 1974, at 3:27 o'clock P. M., and recorded in book 2-74 on page 2138 or as file/reel number 91601. Record of Deeds of said county. Witness my hand and seal of County affixed. Wm. L. Milne, Recording Officer. Fee \$2.00

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STATE OF OREGON—STATE BOARD OF HEALTH

AUG 1 3 57 PM 1974

OFFICE SEAL

SHERIFF JOAN L.

HUBERT ROSE N.

After recording return to: Fred Nord