

20140-438 TA 28-1700

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

1-174

92658

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That Louis Natale and Evelyn R. Natale, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Garry L. Frahm and Colene T. Frahm, 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:

Beginning at a point which is North along the quarter line a distance of 371.14 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, and running thence North 89° 49' West a distance of 390.1 feet to a point which is on the Easterly right of way line of the Dalles-California Highway; thence North 6° 02' East along said Easterly right of way line a distance of 114.0 feet to a point; thence South 89° 49' East a distance of 378.15 feet to a point which is on the North-South quarter line of said Section 7; thence South along said quarter line a distance of 113.4 feet to the point of beginning, being in the SE 1/4 NW 1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian.

Subject, however, to the following:

1. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Klamath Irrigation District.

(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

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 \$ 24,500.00

However, the actual consideration consists of or includes other property or value which is paid or promised to the whole consideration indicated which (The sentence between the symbols - if not applicable, should be deleted. See ORS 93.050.)

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 22nd day of August, 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

Louis Natale
Evelyn R. Natale

STATE OF OREGON, My commission expires 3-21-77

County Klamath

August 22, 1974

Personally appeared

and

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 Louis Natale and Evelyn R. Natale and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL) Marlene T. Addington
Notary Public for Oregon
My commission expires 3-21-77

Notary Public for Oregon
My commission expires:

(SEAL)

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4 day of Sept, 1974 at 11:20 o'clock A.M. and recorded in book M-74 on page 11773 or its file reel number 92658 Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By *[Signature]* Recording Officer
Deputy

2.00

After recording return to:

First Federal
2943 1st St.
Klamath Falls, OR

Until a change is requested all tax statements shall be sent to the following address

First Federal
2943 1st St.
Klamath Falls, OR

NAME, ADDRESS, ZIP