

WARRANTY DEED--TENANTS BY ENTIRETY

RICHARD M. CLARK and ARLINE M.

KNOW ALL MEN BY THESE PRESENTS, That CLARK, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JAMES E. MILLER and KATHLEEN RAE MILLER, 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 thereto belonging or appertaining, situated in the County of Klamath, State of Oregon, described as follows, to wit:

A portion of Lot 1, Block 2, SUBDIVISION OF TRACT 2B, HOMEDALE, more particularly described as follows:
Beginning at a point on the Southwesterly right-of-way line of Leland Drive, which point is North 52 degrees 38' West, 92.5 feet from the Northeast corner of said Lot 1; thence continuing North 52 degrees 38' West, 104.1 feet to the Northwest corner of said Lot 1; thence South 2 degrees 38' West along the West line of said Lot 1, 227.6 feet to the Southwest corner of said Lot 1; thence South 83 degrees 07' East along the South line of said Lot 1, 81.8 feet; thence Northerly 174 feet, more or less, to the point of beginning.

SUBJECT TO:

- (1) Acreage and use limitations under provisions of the United States continued on Back

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 stated above

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 \$25,500

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 8 day of August, 1975

Richard M. Clark
Arline M. Clark

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
August 8, 1975

Personally appeared the above named Richard M. Clark and Arline M. Clark, husband and wife

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Notary Public for Oregon
My commission expires 4-20-77

STATE OF OREGON, County of Klamath, 1975

Personally appeared

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

and that the seal affixed 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.

Before me: Notary Public for Oregon
My commission expires:

Richard M. and Arline M. Clark
5744 Leland Drive
Klamath Falls, Oregon 97601

James E. and Kathleen R. Miller
4519 Cannon #B
Klamath Falls, Oregon 97601

After recording return to:
James E. and Kathleen R. Miller
5744 Leland Drive
Klamath Falls, Oregon 97601

Until a change is requested all fax statements shall be sent to the following address:
James E. and Kathleen R. Miller
5744 Leland Drive
Klamath Falls, Oregon 97601

STATE OF OREGON,

County of Klamath
I certify that the within instrument was received for record on the day of August, 1975

at 10 o'clock M., and recorded in book 10 on page 10 or as file/reel number

Record of Deeds of said county.
Witness my hand and seal of County affixed.

By Recording Officer
Deputy

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Statutes and regulations issued thereunder. Liens and assessments of Klamath Project Enterprise Irrigation District, and regulations, contracts, easements, and water and irrigation rights in connection therewith. (2) Regulations, liens, assessments and laws relating to the South Suburban Sanitary District. (3) Exceptions and reservations as shown in deed from M.G. MacNevin, a single man, to O.W. Nordquist, et ux, recorded July 31, 1936, in Deed Volume 107 at page 16, Records of Klamath County, Oregon. (4) Trust Deed, including the terms and provisions thereof, to Oregon Title Company as Trustee for First National Bank of Oregon, Beneficiary, dated November 12, 1964, recorded November 13, 1964, in Volume 227, page 153, of Mortgages, Records of Klamath County, Oregon, the balance of which the grantees herein expressly assume and agree to pay in accordance with the terms and conditions thereof.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of _____ KLAMATH COUNTY TITLE CO.
this 11th day of AUGUST 1975 at 3:45 P.M.
duly recorded in Vol. N 75, of DEEDS Page 9361

SEE \$ 6.00

By W.D. MUMF, County Clerk
Harold D. Mrazek