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FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).
1-1-74

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OREGON 97204

WARRANTY DEED—TENANTS BY ENTIRETY, M 75 10838

KNOW ALL MEN BY THESE PRESENTS, That David E. Clemens and Ruby L. Clemens, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard L. Greer and Doris L. Greer, 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: Lot 18, Tract No. 1038, a resubdivision of Lots 10 through 15, Block 1, Midland Hills Estates, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject, however, to the following:

1. Taxes for the fiscal year 1975-1976, a lien, but not yet due and payable.
2. Ditch and utility easement together with ingress and egress as shown on dedicated plat. (Affects rear 16 feet)
3. Building set back line 25 feet from street as shown on dedicated plat.
4. Drain easement together with ingress and egress as shown on dedicated plat. (Affects Westerly 5 feet).
5. Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded April 29, 1970, in Volume M-70, page 3339, Klamath County, Oregon, Microfilm Records.

(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 \$ 34,500.00

However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which). (The sentence between the symbols ©, if not applicable, should be deleted. See ORS 93.030.)

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 10th day of Sept, 19 75; 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)

David E. Clemens
David E. Clemens

Ruby L. Clemens
Ruby L. Clemens

STATE OF OREGON,
County of Klamath } ss.

Sept 10, 19 75

Personally appeared the above named David E. Clemens and Ruby L. Clemens and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

(SEAL)

Notary Public for Oregon

My commission expires: 9/24/76

STATE OF OREGON, County of Klamath } ss.

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 _____ a corporation,

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:

(SEAL)

Notary Public for Oregon

My commission expires:

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instrument was received for record on the 12 day of Sept, 19 75, at 11:42 o'clock a.m., and recorded in book M 75 on page 10838 or as file/reel number 4802, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Mix
Recording Officer
Deputy

3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mountain State Co.

NAME, ADDRESS, ZIP

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

First Fed Sav & L

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE