

WARRANTY DEED
TENANTS BY THE ENTIRETY

Vol. M95 11651

5324 KNOW ALL MEN BY THESE PRESENTS, That FRED SCHLEGEL and MARY LEE SCHLEGEL, husband and wife, hereinafter called Grantor, for the consideration hereinafter stated to the Grantor paid by ROBERT J. MADISON and LILLIAN P. MADISON, husband and wife, hereinafter called 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 Klamath County, Oregon, described as follows, to-wit:

✓ The South One-half of Lot 6 in Block 4 of ALTAMONT ACRES, EXCEPTING THEREFROM the West 5 feet deeded to Klamath County by right of way deed recorded October 21, 1963, in Deed Volume 348 at page 589.

SUBJECT TO:

1. Acreage and use limitations under provisions of the United States Statutes and regulations issued thereunder;
2. Liens and assessments of Klamath Project and Klamath Irrigation District, and regulations, contracts, easements and water and irrigation rights in connection therewith;
3. Rules, regulations, liens and assessments of South Suburban Sanitary District;
4. Reservations and restrictions, including the terms and provisions thereof, as set forth in deed recorded October 9, 1925, in Volume 67 at page 501, Deed Records of Klamath County, Oregon;
5. County Street Improvement #2, page 12, docketed December 28, 1962, for the improvement of Bisbee Street, which said Improvement Lien Larry E. and Linda L. Wedmore have expressly assumed and agreed to pay;
6. A contract of sale wherein Eli South et ux were sellers and vendors herein were purchasers, which said contract of sale Grantees herein assume and covenant and agree to hold Grantors harmless therefrom.

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, and that Grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under any encumbrances described above.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$4,750.00.

In construing this deed and where the context so requires, the

AFTER RECORDING RETURN TO:
FIRST FEDERAL SAVINGS & LOAN
ASSOCIATION OF KLAMATH FALLS
Klamath Falls, Oregon 97601

JOHNSON, SLOAN & JORDAN
ATTORNEYS AT LAW
220 S.E. "H" STREET
P. O. BOX 1476
GRANTS PASS, OREGON 97526

WARRANTY DEED -1-

UNTIL A CHANGE IS REQUESTED, all
tax statements shall be sent to
the same address as previously
used for this property.

singular includes the plural.

IN WITNESS WHEREOF, Grantor has executed this instrument on
the 4 day of September, 1975.

Fred Schlegel 11652
Fred Schlegel
Mary Lee Schlegel
Mary Lee Schlegel

STATE OF OREGON, County of Josephine) ss. September 4, 1975
Personally appeared the above named FRED SCHLEGEL and MARY LEE
SCHLEGEL, husband and wife, and acknowledged the foregoing instrument
to be their voluntary act and deed. Before me:

Walter Sloan
Notary Public for Oregon
My commission expires 7-20-78

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Johnson Sloan & Jordan

this 25 day of Sept 1975 at 2:26 clock P M., and

deed recorded in Vol. M 75 on Page 11651
at a fee of 6.00

Wm. D. Miller, County Clerk
By Paula Burke

JOHNSON, SLOAN & JORDAN
ATTORNEYS AT LAW
220 S.E. 4TH STREET
P. O. BOX 1476
GRANTS PASS, OREGON 97526

WARRANTY DEED -2-

Lib:
First Fed Sav
540 Main St