

WARRANTY DEED-TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Edwin C. Bradberry, Jr. and Brenda J. Bradberry, husband and wife hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Edwin O. Saunders and Mary Lou Saunders, 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 16, Block 4, SECOND ADDITION TO MOYINA, 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. The premises herein described are within and subject to the statutory powers, including the power of assessment, of South Suburban Sanitary District.
2. Right of way, including the terms and provisions thereof, recorded April 3, 1940 in Volume 128, page 267, and June 8, 1956 in Volume 284, page 27, Deed Records of Klamath County, Oregon.
3. The California Oregon Power Company, for transmission line, affects - no location given.
4. Utility easements as shown on dedicated plat (Affects portions along side lot lines.)
5. Restrictions and easements contained in plat dedication, to-wit: A 20 foot building set-back line on all fronting streets and a 15 foot building set-back on all side line streets, public utilities easements as shown on annexed plat, total height of a building is limited to 18 feet above the top of the foundation.

(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 \$33,500.00.
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 20 day of November, 1975; if a corporate grantor, it has caused its name to be signed and sealed/affixed by its officers duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Edwin C. Bradberry, Jr.
Brenda J. Bradberry

STATE OF OREGON,
County of Klamath } ss.
November 28, 1975

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19____, 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.

Personally appeared the above named Edwin C. Bradberry and Brenda J. Bradberry, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Notary Public for Oregon
My commission expires 10-13-78

Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS
GRANTEE'S NAME AND ADDRESS
After recording return to:
First Federal Savings & Loan
540 Main
K. Falls, Or. 97601
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
First Federal Savings & Loan
540 Main
K. Falls, Or. 97601
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instrument was received for record on the 1st day of DECEMBER, 1975, at 12:24 o'clock P.M., and recorded in book M. 75 on page 15067 or as file/reel number 7753.
Record of Deeds of said county.
Witness my hand and seal of County affixed.
WM. D. MILNE
Recording Officer
By Hazel J. Hazel Deputy
FEE \$ 3.00

which se
together with
hereafter be
lating, air-con
covering in pl
with the above
performance of
(\$30,150)
beneficiary of the
January
If any of the above
having no interest in the
more or less, in the
any of said one part, the
in the beneficiary's risk.
The grantor hereby
herein that the said premises
free and clear of all liens, mortgages, and administrative
against the claims of all persons
thereof and the grantor covenants to
old property when due all the
or hereafter.