

LH 0140-817 K. O. A-26918

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

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

WARRANTY DEED-TENANTS BY ENTIRETY

1-1-74

14491

KNOW ALL MEN BY THESE PRESENTS, That Jerry Lee Coughran and Nancy Leilia Coughran, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Donn M. Jensen and Lynda A. Jensen, 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 4 in Block 12 of Tract No. 1079, Sixth Addition to Sunset Village, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, contracts, easements, water and irrigation rights in connection therewith. Any unpaid charges or assessments of Enterprise Irrigation District. Rules, regulations and assessments of South Suburban Sanitary District. Easements, including the terms and provisions thereof, given by Martha Keller, et al., to Oregon Water Corporation, a public utility of the State of Oregon, dated November 8, 1972, recorded November 9, 1972 in Volume 12926 and recorded March 5, 1973 in Volume M73 page 2293, (over)

(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 those above set forth,

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 \$43,000.00. ~~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 20th day of May, 1976; 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)

STATE OF OREGON, } ss.
County Klamath
May 20, 1976

Personally appeared the above named persons and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me
(SEAL) Gerald V. Brown
Notary Public for Oregon
My commission expires: 11-12-78

STATE OF OREGON, County of _____, 19____ 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:
Notary Public for Oregon
My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH COUNTY, OREGON
Until a change is requested all tax statements shall be sent to the following address:
SHASTA PLAZA BRANCH
First Federal Savings & Loan Association
OF KLAMATH COUNTY, OREGON

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, } ss.
County of _____
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ 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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Microfilm records of Klamath County, Oregon. Reservations and restrictions contained in the dedication of Tract 1079, Sixth Addition to Sunset Village. Declaration of conditions and restrictions for Sixth Addition to Sunset Village, recorded June 29, 1973, in Volume M73 page 8283, Microfilm records of Klamath County, Oregon. Right of Way Easement, including the terms and provisions thereof, given by Joe L. Keller and Rosie A. Keller, husband and wife, to Pacific Power & Light Company, a corporation, dated December 5, 1973, recorded December 6, 1973 in Volume M73 page 15787, Microfilm records of Klamath County, Oregon.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Subscribed for record at request of KLAMATH COUNTY TITLE CO

this 25 day of May 1976 at 11:10 A.M. and

duly recorded in Vol. M. 76 of DEEDS Book 7745.

FEE \$ 6.00

Wm. D. MILNE, County Clerk,

By *Hazel Dray*