

L#0140-866

TA 38-10775

10462

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

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1-174

16133

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That
Denham, husband and wife

Roy Louis Denham and Jean C.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Claud
Bradley Rodgers and Barbara Jane, 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 ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:
Lot 5 in Block 2 of PINE GROVE RANCHETTES, Klamath County, Oregon.

Subject, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race,
color, religion or national origin, as shown on the recorded plat of
Pine Grove Ranchettes.

2. Covenants, easements and restrictions, but omitting restrictions,
if any, based on race, color, religion or national origin, imposed by
instrument, including the terms thereof,

Recorded : October 7, 1970 Book: M-70 Page: 8985

Amended : September 8, 1972 Book: M-72 Page 10125

3. An agreement, including the terms and conditions thereof, for a
well and water pipeline as disclosed by deed recorded January 5, 1967,
in M-67 at page 111 and Deed recorded March 20, 1968, in M-68
at page 2187, Microfilm Records.

4. Subject to the requirements and provisions of ORS Chapter 481
pertaining to the registration and transfer of ownership of a mobile
home, and any interest, or liens disclosed thereby.

To Have and to Hold the above described and granted premises unto the said grantees, as tenants by the en-
tirety, 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,

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 \$ 17,000.00
However, the actual consideration consists of or includes other property or value given or promised which is
the whole or 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 day of July, 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,

County of Klamath } ss.
July 6, 1976

Personally appeared the above named
Roy Louis Denham and Jean C.
Denham, husband and wife

and acknowledged the foregoing instru-
ment to be their voluntary act and deed.

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires 4-12-77

STATE OF OREGON, County of Klamath, 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 be-
half 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:

(OFFICIAL
SEAL)

Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Same

NAME, ADDRESS, ZIP

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

FF Sth

2443

S. L. P.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON, } ss.
County of Klamath
I certify that the within instru-
ment was received for record on the
9th day of JULY, 1976,
at 3:59 o'clock P. M., and recorded
in book M 76 on page 10462 or as
file/reel number 16133.
Record of Deeds of said county.

Witness my hand and seal of
County affixed.

W. D. MILNE

Recording Officer

By _____ Deputy

FEE \$ 3.00