

1-174

20608

WARRANTY DEED—TENANTS BY ENTIRETY

16750

KNOW ALL MEN BY THESE PRESENTS, That
ALLEN L. PRANGHOFFER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ALLEN L. PRANGHOFFER and WINONA K. PRANGHOFFER, 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 Oregon, State of Oregon, described as follows, to-wit:

Lot 59, PLEASANT HOME TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations, restrictions, rights of way and easements of record and those apparent on the land;

Trust Deed, including the terms and provisions thereof, dated the 5th day of February, 1976, to First Federal Savings & Loan Association of Klamath Falls, to secure the amount of \$14,800, with interest thereon at the rate of 8.75 per cent per annum.

(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 hereinabove set forth,

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 \$ love & affection. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 15 day of October, 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.

Allen L. Pranghofer

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

October 15, 1976.

Personally appeared the above named

Allen L. Pranghofer

and acknowledged the foregoing instrument to be his voluntary act and deed.

OFFICIAL SEAL

Notary Public for Oregon

My commission expires 8-11-78

STATE OF OREGON, County of _____ ss.

1976.

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.

Notary Public for Oregon

My commission expires: _____

OFFICIAL SEAL

Allen L. Pranghofer

4773 Alva

Klamath Falls, OR 97601

GRANTOR'S NAME AND ADDRESS

Allen L. & Winona Pranghofer

4773 Alva

Klamath Falls, OR 97601

GRANTEE'S NAME AND ADDRESS

After recording return to:

Allen L. & Winona Pranghofer

4773 Alva

Klamath 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 Assn.

540 Main Street

Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

FEE \$ 3.00

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 21st day of OCTOBER, 1976, at 9:01 o'clock A.M., and recorded in book M 76 on page 16750 or as file/reel number 20608.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. NITNE

By *Flagel D. [Signature]* Recording Officer Deputy