

A-2749901317 WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Otto E. Sherman and Neva S. Sherman, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dennis E. Edwards and Janice K. Edwards, 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: A portion of Lot 10 Block 48 Hillside Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in Klamath County, Oregon, more particularly described as follows: Beginning at a point on the Northeasterly line of Lot 10, Block 48 of Hillside Addition to the City of Klamath Falls, Oregon, which point is Northwesterly along said line a distance of 86.0 feet from the Southeast corner of said Lot 10; thence Southwesterly, parallel to the Northwesterly line of said Lot 10, a distance of 105.0 feet to a point; thence Southeasterly parallel to the Northeasterly line of said Lot 10, to the Southerly line of said Lot 10, thence Easterly along said Southerly line of said Lot 10 to the Southwesterly line of the alley running through said Block 48, thence Northwesterly along the Southwesterly line of said alley a distance of 86 feet to the point of beginning. Subject, however, to the following: Trust Deed, including the terms and provisions thereof, given by Otto E. (for continuation of this document see reverse side of this deed)

(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 \$ 39,598.36. 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 8 day of November, 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)

Otto E. Sherman
Otto E. Sherman

Neva S. Sherman
Neva S. Sherman

STATE OF OREGON,
County of Klamath } ss.
November 8, 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.

Personally appeared the above named Otto E. Sherman and Neva S. Sherman, husband and wife

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

Before me: _____

(OFFICIAL SEAL) _____

Notary Public for Oregon
My commission expires 8-5-79

Notary Public for Oregon
My commission expires: _____

(OFFICIAL SEAL)

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.

Recording Officer
Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

2051 Lavey St.
K Falls
to Grantees

NAME, ADDRESS, ZIP

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

1st Federal S Loan

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

17747A

Sherman and Neva S. Sherman, husband and wife, grantors, to William Ganong, Jr., as trustee, for First Federal Savings and Loan Association of Klamath Falls, Oregon, a corporation, as beneficiary, dated July 17, 1974, recorded July 25, 1974 in Volume M74 page 9063, Microfilm Records of Klamath County, Oregon, to secure the payment of \$26,000.00, which Trust Deed Grantees assume and agree to pay, the unpaid principal balance of which is \$ 25,508.36 to First Federal Savings and Loan Association and hold Grantors harmless therefrom.

STATE OF OREGON,
County of Klamath
Filed for record at request of
Klamath County Title
on this 8 day of Nov. A.D. 19 76
at 2:18 o'clock P. M. and do
recorded in Vol. M 76 of deeds
Page 17747
Wm D. MILNE County Clerk
By [Signature] Deputy
for 6.00