

44 01-41176 M/T 3283

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

1-1-74

28817

WARRANTY DEED—TENANTS BY ENTIRETY

STEVEN H. HESS LAW PUBLISHING CO. PORTLAND, OR. 97204  
Vol. 77 Page 7317

KNOW ALL MEN BY THESE PRESENTS, That EVERETT L. LEACH and PATRICIA C. LEACH, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DON L. SMITH and NINA M. SMITH, 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:

Lots 5, 6, 7, and 8, Block 38, FIRST ADDITION TO MIDLAND, 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

(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 \$ 12,400.00. 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 day of April, 1977; 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.  
April, 1977

Personally appeared the above named  
Everett L. Leach and  
Patricia C. Leach  
and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me,  
(OFFICIAL SEAL)  
Notary Public for Oregon  
My commission expires 8/11/78

STATE OF OREGON, County of ) ss.  
April, 1977

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:

Everett & Patricia Leach  
Box 949  
Lakeview, OREGON  
GRANTOR'S NAME AND ADDRESS

Don & Nina Smith  
304 Main Street  
Midland, Oregon  
GRANTEE'S NAME AND ADDRESS

After recording return to:  
Don and Nina Smith  
304 Main Street  
Midland, Oregon  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:  
First Federal Savings & Loan  
South Sixth Street Branch  
Klamath Falls, Oregon  
NAME, ADDRESS, ZIP

SPACE RESERVED  
FOR  
RECORDER'S USE

STATE OF OREGON, ) ss.  
County of Klamath

I certify that the within instrument was received for record on the 29th day of APRIL, 1977, at 1:08 o'clock P.M., and recorded in book M77 on page 7317 or as file/reel number 28847.

Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Nilne  
Recording Officer  
By Hazel D. May Deputy

FEE \$ 3.00