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32665

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That EMMA TRULOVE

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LARRY E. JAMES AND VIRGINIA L. JAMES, husband & wife, 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 three (3) in Block One (1) of Bryant Tracts No. 2, according to the official plat thereof on file in the office of the County Clerks of Klamath County Oregon

SUBJECT TO: Liens and assessments of Klamath Project and Enterprise Irrigation District, and regulations, easements, contracts, water and irrigation rights in connection therewith; and

Any unpaid charges and assessments of Enterprise Irrigation District.

(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 Reservations, restrictions, rights-of-way, easements of record and those apparent on the land

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 \$ 20,000.00

Now, the actual consideration consists of the sum of \$ 20,000.00, which is the whole and entire consideration for the premises hereinafter described. (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 18 day of July, 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.

Emma Trulove

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,)
County of) ss.
July 18, 1977

Personally appeared the above named
EMMA TRULOVE

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

Notary Public for Oregon
My Commission expires MARCH 20, 1981

STATE OF OREGON, County of) ss.
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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:

(OFFICIAL SEAL)

OF
Emma Trulove
GRANTOR'S NAME AND ADDRESS
Mr. & Mrs. Larry E. James

GRANTEE'S NAME AND ADDRESS
After recording return to:
Klamath First Federal
540 Main

NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address:
Larry E. James
4055 Shasta Way

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.
County of KLAMATH

I certify that the within instrument was received for record on the 18th day of JULY, 1977, at 3:27 o'clock P.M., and recorded in book M77 on page 12706 or as file/reel number 32665, Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Hazel Dray Deputy

FEE \$ 3.00