L# 01-41305 MTC 4012 FORM No. 716-WARRANTY DEED (Individual or Corporate), (Grantees as Tenants by Entiroty), TIDALIESS LAW PUBLICANS ON PUFLAND, OR. 67204 1.1.74 WARRANTY DEED_TENANTS BY ENTIRETY VOI. 77 Page .___ @) 34436 KNOW ALL MEN BY THESE PRESENTS, That JOHN T. ABRAMS and SHIRLEY A. 55 ABRAMS, husband and wife hereinalter called the grantor, for the consideration hereinalter stated to the grantor paid by TED A. ABRAMS and LESLIE R. ABRAMS , husband and wile, hereinalter 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 78, MERRYMAN'S REPLAT OF VACATED PORTION OF OLD ORCHARD MANOR, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon 3 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 en-To Have and to from the coverants 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. stated, liens, assessments, rules and regulations for irrigation, drainage and sewage, and reparent ion the fand 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. 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 94hday of August 19 77 . 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. JOHN T. ABRAMS (If executed by a corporation affix corporate seal) STATE OF OREGON, County of STATE OF OREGON,) 55. County of KLAMATH 12 Personally appeared and 12 August who, being duly sworn. each for himsell and not one for the other, did say that the former is the Personally appeared the above named president and that the latter is the John T. and Shirley A. secretary of Abrams. , a corporation, and that the seal allixed to the loregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in be-hall 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: and acknowledged the loregoing instrument to be their voluntary act and deed Belote (OFFICIAL enalo (OFFICIAL SEAL) Notary Public for Oregon Notary Public for Oregon My commision expires 11-12-78 My commission expires: JOHN T. & SHIRLEY A. ABRAMS STATE OF OREGON, 1022 Merryman Drive Klamath Falls, OR 97601 KL MATH County of I certify that the within instru-TED A. & LESLIE R. ABRAMS ment was received for record on the 19th day of Aliguist ,1977 , 4650 Highway 39 at 3;10 o'clock P. M., and recorded Klamath Falls, OR 97601 SPACE RESERVED in book M77 on page 15312 or as After recording return to: FOR file/reel number 311436 TED A. & LESLIE R. ABRAMS NECONDER & USE Record of Deeds of said county. 4650 Highway 39 Witness my hand and seal of Klamath Falls, OR 97601 County affixed. Until a change is requested all for statements shall be sent to the fall D. MILLIE TED A. & LESLIE R. ABRAMS Recording Officer 4650 Highway 39 110 - Deputy Klamath Falls, OR 97601 F.E \$ 3.00