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

01-10936   38-13365

37664

1-1-74

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M77 Page 20166

KNOW ALL MEN BY THESE PRESENTS, That.... Roger L. Finney and Belinda K. Finney, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by... James Robert Uerlings and Pamela K. Uerlings ...., 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 6 in Block 2, KELENE GARDENS, Klamath County, Oregon.
Subject, however, to the following:
1. Taxes for the year 1977-78 are now a lien but not yet payable.
2. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals, of Klamath Irrigation District.
3. Regulations, including levies, liens, assessments, rights of way and easements of the South Suburban Sanitary District.
4. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Kelene Gardens.
5. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded   :   October 14, 1959   Book: 316   Page: 445

(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 $ 32,500.00 . ⊙However, the actual consideration consists of or includes other property or value given or promised which is 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 19TH day of October ...., 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.

(If executed by a corporation, affix corporate seal)

x Roger L. Finney
Roger L. Finney

x Belinda K. Finney
Belinda K. Finney

STATE OF OREGON,   } ss.
County of Klamath
October 19TH, 19 77.

Personally appeared the above named
Roger L. Finney and
Belinda K. Finney

.... and acknowledged the foregoing instrument to be .... their .... voluntary act and deed.
Before me:
(OFFICIAL SEAL)   Donald A. Page
Notary Public for Oregon
My commision expires . 4/24/81

STATE OF OREGON, County of................................) ss.
...., 19..........
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:
(OFFICIAL SEAL)
Notary Public for Oregon
My commision expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Kla First Fed.
540 Main
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
James Uerlings
3908 Kelly Dr.
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 20th day of OCTOBER, 19 77, at 11;17 o'clock A.M., and recorded in book M77 on page 20166 or as file/reel number 37664,
Record of Deeds of said county.
Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Hazel Drage Deputy

FEE $ 3.00