38-13429-D

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

1-1-74

38607

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M 77 Page 21447

KNOW ALL MEN BY THESE PRESENTS, That Theodore W. Dress and Darlene L. Dress, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Charles E. Hart and Gladys I. Hart, 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 13, 14, 15 and 16 in Block 20 of MOUNTAIN VIEW ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon.
Subject, however, to the following:
1. Taxes for the year 1977-78 are now a lien but not yet payable.

(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,

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 $ 85,000.00

~~*However, the actual consideration consists of or includes other property or value given or promised which is part of the consideration (indicate which).*~~ ① *(The sentence between the symbols ①, 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 13th *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)

Theodore W. Dress

Darlene L. Dress

STATE OF OREGON,
County of Klamath } ss.
October 13, 19 77

Personally appeared the above named Theodore W. Dress and Darlene L. Dress *and acknowledged the foregoing instrument to be* his *voluntary act and deed.*

Before me: Margaret E. Lackey
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 3-19-81

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 commission expires:

Dress
GRANTOR'S NAME AND ADDRESS

Hart
GRANTEE'S NAME AND ADDRESS

After recording return to:
Transamerica Title - Downa
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
Dept. of Veteran's Affairs
1225 Ferry Street, S.E.
Salem, OR 97310 Loan #M71460
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

FEE $ 3.00

STATE OF OREGON,
County of KLAMATH } ss.

I certify that the within instrument was received for record on the 7th *day of* NOVEMBER, *19* 77, *at* 4:00 *o'clock P. M., and recorded in book* M 77 *on page* 21447 *or as file/reel number* 38607, *Record of Deeds of said county.*

Witness my hand and seal of County affixed.

WM. D. MILNE
Recording Officer
By Bernetha M. Kelsch *Deputy*

'77 NOV 7 P1:40