

01-11008

TA 38-13721

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

STEVEN'S NEWS LAW PUBLISHING CO., PORTLAND, OREGON

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40635

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 177 Page 24503

KNOW ALL MEN BY THESE PRESENTS, That
Dufrene, husband and wife

Harold F. Dufrene and Betty M.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard G. Lee and Sharon G. Lee, 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 23 in Block 45 of KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 2, Klamath County, Oregon.

Subject, however, to the following:

1. Subject to an undivided one-half interest in oil, gas and mineral rights as reserved in deed from Ada Parsons Sparretorn to Henry P. Cox, et al, recorded June 11, 1936 in Book 106 at page 460, Deed Records of Klamath County, Oregon. (Affects Sections 9, 8, 17, 16, 21, 29, 28, 32, 33, and 34 Twp 38 S., R 11 EVM.)
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Klamath Falls Forest Estates, Highway 66 Unit Plat No. 2.
3. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interests or liens disclosed thereby.

(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 \$17,600.00. 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 December, 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)

Return to:
KLAMATH FIRST FED.
MAIN BRANCH

STATE OF CALIFORNIA
COUNTY OF Tulare } SS.
On December 13, 1977 before me,

the undersigned, a Notary Public in and for said County and State,
personally appeared Harold F. Dufrene
and Betty M. Dufrene

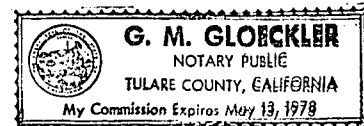
known to me
to be the person whose name subscribed to the
within instrument and acknowledged that they executed the
same.

G. M. Gloeckler

My commission expires

My commission expires:

FOR NOTARY SEAL OR STAMP



STATE OF OREGON, } SS.

County of Klamath

I certify that the within instrument was received for record on the 20th day of December, 1977, at 11:10 o'clock A.M., and recorded in book M77 on page 24503 or as file/reel number 40635, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

By Hazel D. Milne Recording Officer
Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Klam. 1st Fed S/L
541 Main
K2

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE