

1-1-74

42125

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M78 Page

1421

KNOW ALL MEN BY THESE PRESENTS, That

Leroy W. Lubke and Clara A.

Lubke, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Leslie Scott
Downs and Anna Maria Downs, 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 ap-
 pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

The South 70 feet of Lots 612 and 613 of Block 128 in MILLS ADDITION
 to the City of Klamath Falls, Oregon, according to the official plat
 thereof on file in the office of the County Clerk of Klamath County,
 Oregon.

Subject, however, to the following:

1. Sewer use charges, if any, due to the City of Klamath Falls.
2. Reservations and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as contained in deed from Klamath Korporation.

(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-
 tirety, 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 \$ 26,750.00

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 30th day of December, 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.

Leroy W. Lubke
 Leroy W. Lubke

Clara A. Lubke
 Clara A. Lubke

STATE OF OREGON,

County of KlamathDecember 30, 19 77

Personally appeared the above named
Leroy W. Lubke and Clara A.
Lubke, husband and wife

and acknowledged the foregoing instru-
 ment to be their voluntary act and deed.

(OFFICIAL
 SEAL)

Belinda
 Notary Public for Oregon
 My commission expires
 My Commission Expires Aug. 7, 1980

STATE OF OREGON, County of KlamathDecember 30, 19 77

Personally appeared Leroy W. Lubke and Clara A. Lubke, 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 Leroy W. Lubke and Clara A. Lubke, 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 be-
 half 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:

STATE OF OREGON,

County of Klamath

I certify that the within instru-
 ment was received for record on the
 24th day of January, 19 78,
 at 9:05 o'clock A.M., and recorded
 in book M78 on page 1421 or as
 file/reel number 42125
 Record of Deeds of said county.
 Witness my hand and seal of
 County affixed.

Wm. D. Mine

Wm. D. Mine Recording Officer
By Bernadette Ketch Deputy

Fee \$34.00

After recording return to:

First National Bank of OR
P.O. Box 1936
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

L. Scott & Anna Downs
918 Washington Way
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP