

TIA 38-14571

FORM No. 715-WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

47818

WARRANTY DEED-TENANTS BY ENTIRETY

Vol. M 78 Page 9449

KNOW ALL MEN BY THESE PRESENTS, That JAMES H. BALLARD, JR.

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MONTE J. WEDDING and SANDRA L. WEDDING, 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:

The East 990 feet of Government Lot 1, Section 8, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

SUBJECT, however, to an easement created by instrument, including the terms and provisions thereof,

Dated June 24, 1968
Recorded January 21, 1969 Book: M-69 Page: 527
In favor of Pacific Power & Light Co.
For Transmission and distribution of electricity over the W $\frac{1}{2}$ of Government Lot 1.

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,

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 \$ 10,000.00

Howsoever 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 12 day of April, 1978, 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.

James H. Ballard, Jr.
James H. Ballard, Jr.

STATE OF MISSISSIPPI
County of LAUDERDALE
APRIL 12, 1978

STATE OF OREGON, County of
Personally appeared
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

Personally appeared the above named
James H. Ballard, Jr.
and acknowledged the foregoing instrument to be his voluntary act and deed.

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.

Notary Public for State of Mississippi
My commission expires 3-23-82

Notary Public for Oregon
My commission expires:

James H. Ballard
1607 23rd Avenue
Meridian, Miss.
Monte J. Wedding, et ux

STATE OF OREGON
County of Klamath
I certify that the within instrument was received for record on the 9th day of May, 1978 at 3:31 o'clock P.M., and recorded in book M78 on page 9449 or as file/reel number 47818
Record of Deeds of said county.
Witness my hand and seal of County affixed.

After recording return to:
Monte J. Wedding, et ux
WINGMA REAL ESTATE
P.O. BOX 376 CHILMARK, MICH 49701
NAME, ADDRESS, ZIP
Until a change is requested all tax statements shall be sent to the following address
Monte J. Wedding, et ux
NAME, ADDRESS, ZIP

Wm. D. Milne
By Bernice J. Milne Recording Officer
Deputy
Fee \$3.00