

A-29299

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

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

1-1-74

49783

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 178 Page 12345



KNOW ALL MEN BY THESE PRESENTS, That

-----DARWIN DON DOWDING AND MARTHELLA H. DOWDING-----

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by

Steven Keel and Carol Keel

, 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 5 of Marina Park, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: Rights of the Federal Government, the State of Oregon and the General Public in and to any portion of the described property lying below the high water line of Upper Klamath Lake; Easements and release of damages relative to raising and/or lowering the waters of Upper Klamath Lake, granted to the California Oregon Power Co., by instruments recorded in Vol 68 page 277, 278 and in Vol 105 page 226 of deeds, records of Klamath County, Oregon; Transmission line easements, including the terms and provisions thereof, given to The California Oregon Power Co., by instruments recorded in Vol 68 pages 280 and 281 deed records of Klamath County, Oregon; and Reservations and Restrictions contained in the dedication of Marina Park.

(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

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 \$ 10,000.00

~~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 30 day of May, 1978; if a corporate grantor, it has caused its name to be signed and sealed by its officers, duly authorized thereto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

Darwin Don Dowding
Marthella H. Dowding

STATE OF OREGON,)
County of Klamath) ss.
6-9, 1978

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

Personally appeared the above named
Darwin Don Dowding and
Marthella H. Dowding

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:
(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires 8-5-79

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

Mr. and Mrs. Steven Keel
c/o 1st Federal S/Loan
50 1st St. K. Falls
NAME, ADDRESS, ZIP

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

Mr. and Mrs. Steven Keel
c/o 1st Federal S/Loan
50 1st St. K. Falls
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 9th day of June, 1978, at 2:41 o'clock PM, and recorded in book N78 on page 12345 or as file/reel number 49783.

Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By Berntha Meloch Recording Officer
Deputy

Fee \$3.00