

A-28690-50246

WARRANTY DEED - TENANTS BY ENTIRETY

STEWART-HESS LAW PUBLISHING CO., PORTLAND, OR. 97204

Vol. 717 Page 130099

KNOW ALL MEN BY THESE PRESENTS, That John L. Perry and Donna S. Perry, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Stephen D. Hess and Melissa K. Hess, 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 17, 18, 23, 24, 25, 26, 31, and 32 in Section 12;  
Lots 1, 8, 9, 16, 17, and 24 in Section 13; all in  
Township 36 South, Range 11 E.W.M.

An undivided 99/900 interest in Lots 12 and 13 in Section 18 Township 36 South, Range 12 E.W.M.

Saving and excepting from the above described property that portion lying within the right of way of the Oregon California & Eastern Railway.

(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 excepting zoning ordinances, building and use restrictions, reservations and federal patents, easements of record and those apparent upon the land and common to the real estate in the area 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 \$80,000.00

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 24 day of June, 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)

STATE OF OREGON,  
County of Klamath } ss.  
June 27, 1977

Personally appeared the above named  
John L. Perry and Donna S. Perry

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

Notary Public for Oregon  
My Commission Expires 5/8/81

John L. Perry  
Donna S. Perry  
STATE OF OREGON, County of Klamath } ss.  
June 27, 1977

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 \_\_\_\_\_

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:  
Notary Public for Oregon  
My commission expires \_\_\_\_\_

(OFFICIAL SEAL)

John L. Perry & Donna S. Perry  
P. O. Box 25  
Seatty, OR 97621  
GRANTOR'S NAME AND ADDRESS  
Stephen D. Hess & Melissa K. Hess  
P. O. Box 395  
Sprague River, OR 97639  
GRANTEES NAME AND ADDRESS  
Stephen D. Hess & Melissa K. Hess  
P. O. Box 395  
Sprague River, OR 97639  
NAME, ADDRESS, ZIP  
Until a change is received all tax statements shall be sent to the following address:  
Stephen D. Hess & Melissa K. Hess  
P. O. Box 395  
Sprague River, OR 97639  
NAME, ADDRESS, ZIP

STATE OF OREGON,  
County of Klamath } ss.  
I certify that the within instrument was received for record on the 19th day of June, 1978, at 1:39 o'clock P.M., and recorded in book M78 on page 13009 or as file/real number 50246.  
Record of Deeds of said county.  
Witness my hand and seal of County affixed.

Wm. D. Milne  
Recording Officer  
Bernetha Sheld  
Deputy

Fee \$3.00