MC 6965

FORM No. 716—WARRANTY DEED (Individual or Corporation, Tenants by Entirety). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

55169

WARRANTY DEED—TENANTS BY ENTIRETY Vol. M78 Page 20663

KNOW ALL MEN BY THESE PRESENTS, That MILDRED G. LAUTENSCHLAGER

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LARRY W. NULL and DOROTHIA MARIA NULL, 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:

W½NW¼ of Section 16, Township 30 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

SUBJECT, however to the following:

1. Rights of the public in and to any portion of the herein described premises lying within the limits of streets, roads or highways.

2. Reservations as contained in Deed recorded in Volume 358, page 210, Records of Klamath County, Oregon, as follows:
"reservation of all subsurface rights, except water, to the heirs of James Hecocta, their heirs and assigns, as disclosed by United States Patent recorded March 10, 1955 in Deed Volume 298, page 69, Records of Klamath County, Oregon."

(IF SPACE PROVIDED, 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 the 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 $15,000.00. ~~However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).~~ (The phrase between the symbols ①, 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 12th day of September, 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.

Mildred G. Lautenschlager
Mildred G. Lautenschlager

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~ Nebraska, County of Klamath } ss.
September 12, 1978

Personally appeared the above named Mildred G. Lautenschlager and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me:
Notary Public for ~~Oregon~~ Nebraska
My commission expires March 24, 1982

STATE OF ~~OREGON~~ Nebraska, County of LANCASTER } ss.
SEPT 12, 1978

Personally appeared MILDRED G. LAUTENSCHLAGER 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 , 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 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:

Mildred G. Lautenschlager
c/o Mr. Green, Apt. 3, 1533 S. 22nd St.
Lincoln, Nebraska 68502
(GRANTEE'S NAME AND ADDRESS)

Mr. and Mrs. Larry W. Null
3771 N. Academy
Sanger, Cal. 93657
(GRANTEE'S NAME AND ADDRESS)

After recording return to:
Mr. and Mrs. Larry W. Null
3771 N. Academy
Sanger, CA 93657
(NAME, ADDRESS, ZIP)

Until a change is requested all tax statements shall be sent to the following address.
Mr. and Mrs. Larry W. Null
3771 N. Academy
Sanger, CA 93657
(NAME, ADDRESS, ZIP)

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of Klamath } ss.

I certify that the within instrument was received for record on the 19th day of September, 1978, at 9:44 o'clock A.M., and recorded in book M78 on page 20663 or as file/reel number 55169, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
Recording Officer
By Pauline Milne Deputy

Fee $3.00