38-16466

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KNOW ALL MEN BY THESE PRESENTS, That Theodore D. Abram and Suzanne S. Abram, HUSBAND AND WIFE

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Larry D. Fowler and Sharon D. Fowler, 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 Easterly 50 feet of Lots 12 and 13 in Block 8, HILLSIDE ADDITION TO THE CITY OF KLAMATH FALLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:
1. Taxes for the year 1978-1979 are now a lien but not yet payable.
2. Regulations, including levies, liens and utility assessments of the City of Klamath Falls.
3. Proof that there are no parties in possession, or claiming to be in possession, other than above vestees.
4. Any statutory liens for labor or material, including liens for contributions due to the State of Oregon for unemployment compensation and for workmen's compensation, which have now gained or hereafter may gain priority over the lien of the insured mortgage, which liens do not now appear of record.

(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, 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 $54,900.00 . ~~*However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which).*~~ *(The words in parentheses, 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 29 day of September, 1978; *if a corporate grantor, it has caused its name to be signed and its seal affixed by its officers duly authorized thereto by order of its board of directors.*

Theodore D. Abram
Suzanne S. Abram

(If executed by a corporation, affix corporate seal)

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 ..... 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:

STATE OF OREGON, County of Klamath) ss.
September 29, 1978
Personally appeared the above named Theodore D. Abram and Suzanne S. Abram, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.
Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: 1-3-79

STATE OF OREGON, County of Klamath) ss.
I certify that the within instrument was received for record on the 29th day of September, 1978, at 10:55 o'clock A.M., and recorded in book M78 on page 21707 or as file/reel number 55834, Record of Deeds of said county.
Witness my hand and seal of County affixed.
Wm. D. Milne Recording Officer
By Bernetha Leitch Deputy

Fee $3.00

First National Bank of Oregon
Klamath Falls Branch
Klamath Falls, OR 97601

Larry D. Fowler
1916 Lawry Dr
Klamath Falls, OR 97601

Unofficial Copy