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

1-1-74 **56377** WARRANTY DEED—TENANTS BY ENTIRETY Vol. M78 Page **22514**

KNOW ALL MEN BY THESE PRESENTS, That Marie Yvonne Peterson

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Omer Banks and Janice Banks, *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:*

PARCEL 1:
The S½ of Lot 44, Block 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, in the County of Klamath, State of Oregon.

PARCEL 2:
The S½ of Lot 45, Block 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2 in the County of Klamath, State of Oregon.

Subject, however, to the following:
1. 1978-79 taxes, a lien in an amount to be determined, but not yet payable.
2. Subject to an undivided one-half interest in mineral rights as reserved in deed from Glen C. Lorenz and Kathryn Lorenz to J. L. Sparretorn, recorded September 2, 1933 in Deed Volume 101 at page 384, Records of Klamath County, Oregon. (Affects Sections 4, 15, 14, 22, 23 Twp 38 S., R 11 EWM.)
3. Restrictions, but omitting restrictions, if any, based on race,
(for continuation of this deed see reverse side of this document)

(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 $ 19,500.00

~~①However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which)①~~ *(The sentence 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 29th *day of* September, *19*78; *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.*

Marie Yvonne Peterson
Marie Yvonne Peterson

(If executed by a corporation, affix corporate seal)

STATE OF ~~OREGON~~, CALIFORNIA)
County of Ventura) ss.
September 29, *19*78

Personally appeared the above named Marie Yvonne Peterson ********** ********** *and acknowledged the foregoing instrument to be* her *voluntary act and deed.*

Before me: Judith A. Mans
(OFFICIAL SEAL) *Notary Public for* ~~Oregon~~ California
My commission expires:

OFFICIAL SEAL
JUDITH A. MANS
NOTARY PUBLIC - CALIFORNIA
VENTURA COUNTY
My comm. expires AUG 14, 1982

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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
KLAMATH FIRST FEDERAL

NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,)
County of) ss.
I certify that the within instrument was received for record on the day of , *19*, *at* o'clock M., *and recorded in book* on page or as *file/reel number* , *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Recording Officer
By *Deputy*

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color, religion or national origin, as shown on the record plat of Klamath Falls Forest Estates, Highway 66 Unit Plat No. 2.

4. Subject to the requirements and provisions of ORS Chapter 481 pertaining to the registration and transfer of ownership of a mobile home, and any interest or liens disclosed by this policy.

5. Grantor hereby grants to Grantees herein her undivided one-half interest in that certain well and water rights under that certain agreement dated June 8, 1978 and recorded June 8, 1978 in Vol. M78, of Deeds on Page 12237, Records of Klamath County, Oregon described as "Grant of Interest in Water Rights." The well and water are located on the North one-half of Lot 44 in Block 48, Klamath Falls Forest Estates Highway 66 Unit Plat No. 2, Klamath County, Oregon, as measured along the North and East property lines.

STATE OF OREGON, COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 9th day of October A. D. 19 78 at 3:50 o'clock P. M.

and duly recorded in Vol. M78, of Deeds on Page 22514

Wm D. MILNE, County Clerk

By Bernetha Abbott

Fee $6.00