

1-1-74 61417
WARRANTY DEED—TENANTS BY ENTIRETY
KNOW ALL MEN: BY THESE PRESENTS, That Larry D. Dearing and Nellie M. Dearing

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dale W. Harper and Cathy J. Harper, 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 15 in Block 2 of ROLLING HILLS, TRACT 1099, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject, however, to the following:

1. Restrictions and easements as contained in plat dedication, to-wit:
(1) Building setback lines of 75 feet from the centerline of the street on which the lot fronts and 50 feet from the centerline of the street on which the lot sides. (2) Public utilities easements 16 feet in width centered on all side and back lot lines. (3) One foot reserve strips (street plugs) as shown on the annexed plat to be dedicated to Klamath County and released by resolution of the County Commissioners when the adjoining property is properly developed. (4) All sanitary facilities subject to the approval of the Oregon Department-
(For continuation of this document see reverse side of this deed.)
(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 \$65,900.00. However, the actual consideration consists of or includes other property or value given or promised which is part of the 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 19th day of January, 1979; 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, } ss.
County of Klamath
January 19, 1979

Personally appeared the above named Larry D. Dearing and Nellie M. Dearing, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

NOTARY PUBLIC
Before me: Donald Bert Hunter
Notary Public for Oregon
My commission expires 3/24/81

STATE OF OREGON, County of _____, 19____ ss.
Personally appeared _____, 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
540 MAIN
R.E.O.
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, } ss.
County of _____
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.
By _____ Recording Officer
Deputy

NOT A VALID DOCUMENT FOR ESTABLISHING YOUR RESIDENCE. SEE REVERSE SIDE OF THIS DOCUMENT.

STATE OF OREGON; COUNTY OF KLAMATH; ss.
 I, _____, Clerk of said County, do hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of said County.
 Witness my hand and the seal of said County, at Medford, Oregon, this 19th day of January, A.D. 1970.

Recorded in Vol. M79, of Deeds on Page 1730
Wm D. MILNE, County Clerk

Fee: \$6.00
 By: Elizabeth J. Gelsch
 Signature: Elizabeth J. Gelsch
 Date: 11/10/00
 Title: Secretary
 Address: 1111 1st St. N. St. Cloud, MN 56301
 Phone: 763-326-1111
 Fax: 763-326-1111
 E-mail: elizabeth.gelsch@state.mn.us
 State: MN

✓ WILLIAM M. DEERING
✓ LARRY D. DEERING

STATE OF OREGON
COUNTY OF CLATSOP
19

SECRET

[illegible]

[Faint, illegible markings]

STATE OF OREGON,
County of _____
I certify that the within instrument is a true and correct copy of the original as the same appears from the records of the County of _____ State of Oregon.

100-443888-1000

[illegible]

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