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WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 179 Page 6270

KNOW ALL MEN BY THESE PRESENTS, That Theodore A. Thomas

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Rodney Hallam and Karen Hallam, 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 39, Block 2, Tract No. 1099, ROLLING HILLS, in the County of Klamath, State of Oregon.

Subject, however, to the following:

1. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Tract No. 1099 Rolling Hills.
2. Articles of Association of the Rolling Hills Road and Drainage Association, including the terms and provisions thereof, dated October 14, 1974, recorded October 15, 1974, in Book M-74 at page 13469, Microfilm Records. (Yearly assessment is \$24.00)
3. Covenants, easements and restrictions if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,

(For continuation of this deed see reverse side of this document.)

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 \$75,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole or 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 March, 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.

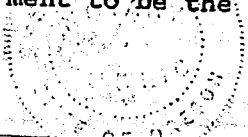
Theodore A. Thomas
BY: ATTORNEY-IN-FACT
John C. Thomas

(If executed by a corporation, affix corporate seal)

STATE OF OREGON )
) ss.
COUNTY OF KLAMATH )

On the 19th day of March, 1979, before me appeared JOHN C. THOMAS, who, being duly sworn, did say that he is attorney in fact for THEODORE A. THOMAS and that he executed the foregoing instrument by authority of and in behalf of said principal; and that he acknowledged said instrument to be the act and deed of said principal.

Susan K. Karsch
Notary Public for
My commission expires 12-6-81



GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

K.E.F.S.T.H. Main

NAME, ADDRESS, ZIP

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

K.E.F.S.T.H. Main

NAME, ADDRESS, ZIP

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.

Recording Officer

By \_\_\_\_\_ Deputy

SPACE RESERVED FOR RECORDER'S USE

Recorded : October 16, 1974 Book: M-74 Page: 13496  
Amended : October 1, 1975 Book: M-75 Page: 11919

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 20th day of March A. D. 1979 at 10:59 o'clock A. M.

Filed for record in Vol. M79, of Deeds on Page 6270

Wm D. MILNE, County Clerk

By Bernice M. Church

Fee: \$6.00

... of the County of Klamath, State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, State of Oregon, this 20th day of March, 1979.

... of the County of Klamath, State of Oregon, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County of Klamath, State of Oregon, this 20th day of March, 1979.

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