

78005

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR 97204

1-1-74

K-32658

WARRANTY DEED—TENANTS BY ENTIRETY Vol. M79 Page 28559



KNOW ALL MEN BY THESE PRESENTS, That John A. Lenhart and Marjo Lenhart,
husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by ROSS C. Gardner
and Angela J. Gardner, 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 ap-
pertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

Lot 3 in Block 12 of Tract 1079, Sixth Addition to Sunset Village,
according to the official plat thereof on file in the office of the
County Clerk of Klamath County, Oregon.

Subject to contract and/or lien for irrigation and/or drainage, to
easements and rights of way of record and apparent on the land,
building and use restrictions of record, and to Trust Deed given by
John A. Lenhart et ux., grantor, to William Sisemore, Trustee, for
Klamath First Federal Savings and Loan Association, as beneficiary,
dated July 28, 1978, recorded July 28, 1978, Vol. M78, page 16507,
Mortgage Records of Klamath County, Oregon, which grantees expressly
assume and agree to pay.

(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 en-
tirety, 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

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 \$ 62,000.00

① However, 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 12 day of November Dec, 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,)
County of Klamath) ss.
November 12/12, 19 79.

Personally appeared the above named
and Marjo Lenhart

and acknowledged the foregoing instru-
ment to be voluntary act and deed.

Before me:
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-5-83

John A. Lenhart
by Marjo Lenhart
his attorney in fact
December 12, 1979

State of Oregon-County of Klamath

Personally appeared Marjo Lenhart
who, being duly sworn, did say the she
is the Attorney in Fact for John A.
Lenhart and that she executed the fore-
going instrument by authority of and in
behalf of said principal; and she ack-
nowledged said instrument to be the act
and deed of said principal. Before Me:

Notary Public for
Oregon
My commission expires:
8-5-83

STATE OF OREGON,)
County of Klamath) ss.

I certify that the within instru-
ment was received for record on the
12th day of December, 19 79,
at 12:55 o'clock P. M., and recorded
in book M79 on page 28559 or as
file/reel number 78005
Record of Deeds of said county.
Witness my hand and seal of
County affixed.

Wm. D. Milne
Recording Officer
By Deputy

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. Ross C. Gardner
3953 Rio Vista
Klamath Falls, OR 97601

NAME, ADDRESS, ZIP

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

Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

Fee \$3.50