

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M79

Page 28819

KNOW ALL MEN BY THESE PRESENTS, That Donald M. Lefler and Phyllis E. Lefler, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Harold Angus and Jessie Angus, 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 5, Block 2, Tract No. 1155, TWIN RIVER VIEW, 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 Twin River View.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof,
Recorded : June 29, 1978 Book: M-78 Page: 14053
3. Reservation of "all ores and minerals of any nature whatsoever", as set forth in Warranty Deed,
(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 \$ 5,000.00

~~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 ⁽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 20 day of November, 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)

Donald M. Lefler
Phyllis E. Lefler

STATE OF OREGON,)
County of Klamath) ss.
November 20, 1979.

Personally appeared the above named Donald M. Lefler and Phyllis E. Lefler, 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 11.5.82

STATE OF OREGON, County of) ss.
November 20, 1979.

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:

DONALD M. AND PHYLLIS E. LEFLER
P.O. BOX 517
Chiloquin, Or

HAROLD and JESSIE ANGUS
1329 Marie Ellen Ave.
Whittier, CA 90603

After recording return to:

Transamerica-Branch

NAME, ADDRESS, ZIP

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

Harold and Jessie Angus
1329 Marie Ellen Ave.
Whittier, CA. 90603

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 6 o'clock M., and recorded in book on page or as

SPACE RESERVED FOR RECORDER'S USE

file/reel number Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By

Deputy

28820

Dated : December 23, 1970
Recorded : December 31, 1970 Book: M-70 Page: 11478
From : Weyerhaeuser Company, a Washington Corporation
To : Weyerhaeuser Real Estate Company, a Washington Corporation

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

this 14th day of December A. D. 1979 at 3:08 clock P. M., at

duly recorded in Vol. M79, of Deeds on Page 28819

Wm D. MILNE, County Clerk

By Bernetha H. Hetch

Fee \$7.00