

WARRANTY DEED—TENANTS BY ENTIRETY

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KNOW ALL MEN BY THESE PRESENTS, That JOHN WILLIAM GERAGHTY

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by WESLEY D. KELLOM, SR. and JULIA A. KELLOM, 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:

The S½ of Lots 1 and 2, and Lots 7 and 8, Block 11 NORTH KLAMATH FALLS, in the County of Klamath, State of Oregon, which is subject to a Mortgage, including the terms and provisions thereof, with interest thereon and such future advances as may be provided therein, given to secure the payment of \$105,000.00, dated December 3, 1976, Recorded December 20, 1976, Book M-76, Page 20323, Mortgagor Wayne A. Wilcox, William Rossworn and Jerry Halverson, Mortgagee, First Federal Savings and Loan Association of Klamath Falls, a Federal Corporation which, grantees 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 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 above stated, & liens, assessments, rules & regulations for irrigation, drainage & sewage, & reservations, restrictions, easements & rights of way of record & those apparent on the land, 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 \$ 225,146.24. 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 31st day of March, 1980; 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.

JOHN WILLIAM GERAGHTY

(If executed by a corporation, affix corporate seal)

STATE OF OREGON, County of Klamath, 19 80

Personally appeared the above named JOHN WILLIAM GERAGHTY

and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires 3-22-81

(OFFICIAL SEAL)

STATE OF OREGON, County of, 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

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, Notary Public for Oregon, My commission expires:

(OFFICIAL SEAL)

JOHN WILLIAM GERAGHTY

GRANTOR'S NAME AND ADDRESS

WESLEY D. & JULIA A. KELLOM
15943 Bayview Drive
Brookings, Oregon 97415

GRANTEE'S NAME AND ADDRESS

WESLEY D. & JULIA A. KELLOM
15943 Bayview Drive
Brookings, Oregon 97415

NAME, ADDRESS, ZIP

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

WESLEY D. & JULIA A. KELLOM
Klamath First Federal
540 Main Street

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 1st day of April, 1980, at 3:56 o'clock P.M., and recorded in book M30 on page 6082 or as file/reel number 32631. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By D. Milne, Recording Officer
By Bernetha A. Hetch, Deputy

Fee \$3.50