

WARRANTY DEED-TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That Ronald T. LeMaster and Lolita J. LeMaster

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Henry J. Caldwell, Jr. and Deborah L. Caldwell, 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:

Beginning at the Northwestern corner of Lot 5 of Block 43 of FIRST ADDITION to City of Klamath Falls, Oregon; then Northeasterly along the Southerly line of Lincoln Street to the Northeasterly corner of Lot 4 of said Block 43; thence Southeasterly at right angles to Lincoln Street and along the Easterly line of said Lot 4, 55 feet; thence Southwesterly and parallel with the Southerly line of Lincoln Street to the Westerly line of said Lot 5, 55 feet to Northwesternly along the Westerly line of said Lot 5, 55 feet to the place of beginning, being a portion of said Lots 4 and 5, Block 43 of FIRST ADDITION to the City of Klamath Falls, Oregon according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(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 zoning ordinances, building and use restrictions, easements and/or rights of way of record and those apparent upon the land and common to real estate, 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 consists of or includes other property or value given or promised which is \$ 24,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole 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 16th day of October, 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.

(If executed by a corporation, affix corporate seal)

X Ronald T. LeMaster
X Lolita J. LeMaster

STATE OF OREGON, } ss.
County of Washington }
October 16, 1980

Personally appeared the above named
Ronald T. LeMaster and
Lolita J. LeMaster

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

Before me, Rebecca A. Lamberson
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 11-8-83

STATE OF OREGON, County of _____) ss.
_____, 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: (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Ronald T. and Lolita J. LeMaster
3540 N.W. Ashland Place
Beaverton, Oregon 97006
GRANTOR'S NAME AND ADDRESS

Henry J. and Deborah L. Caldwell
2319 Briarwood Lane
Klamath Falls, OR 97601
GRANTEE'S NAME AND ADDRESS

After recording return to: KFFSL
Henry J. and Deborah L. Caldwell
2319 Briarwood Lane 540 Main
Klamath Falls, OR 97601
NAME, ADDRESS, ZIP

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

Henry J. and Deborah L. Caldwell
2319 Briarwood Lane KFFSL
Klamath Falls, OR 97601 540 Main
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath }

I certify that the within instrument was received for record on the 17th day of October, 1980, at 3:06 o'clock P.M., and recorded in book M-80 on page 20276 or as file/reel number 91413.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne - County Clerk
By _____ Recording Officer
Deputy

\$3.50