WARRANTY DEED-TENANTS BY ENTIRETY

EAEMS-MERS	LAW PU	LISHING CO., PORTLAND, OR, 97204
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KNOW ALL MEN BY THESE PRESENTS, That STANLEY M. DOWNS and C. ELOISE DOWNS, husband & wife, and IRA A. WOLCHIN and LOUISE H. WOLCHIN, husband & wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LAWRENCE MICHAEL MISCHEL and BARBARA ELLEN MISCHEL , 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 25, Block 1, RAINBOW PARK ON THE WILLIAMSON, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT, however, to the following:

- Liens and assessments, if any, of Rainbow Park Pine Ridge Special Road District.
- 2. Rights of the public and of governmental bodies in and to that portion of the premises herein described lying below the high water mark of the Williamson River.
- Existing power and telephone lines as shown on the reocrded plat.
- A 20 foot building setback line off Royal Coachman Drive, as shown on the recorded plat.

(for continuation of these exceptions, see reverse side)

(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,

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 \$.24,500.00...

<sup>®</sup>However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (indicate which). (The sentence between the symbols 0, it 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 4th day of September ..........., 181 ...; 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 offix corporate seal) Louise Wolchin STATE OF OREGON, 55. County of .... Klamath September 4 ..... 19 ... 81 ...

Personally appeared the above named... Stanley M. Downs, C. Eloise Downs, Ira A: Wolchin and Louise Wolchin and acknowledged the foregoing instru-

ment to be their voluntary act and deed. O Below

100 (OFFICIAL Notary Public for Oregon

My commission expires ... 12-25-82

STATE OF OREGON, County of Personally appeared ...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. bond Before me:

(OFFICIAL

Stanley M. Downs

se Downs

Notary Public for Oregon My commission expires:

SPACE RESERVE

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Downs and Wolchin P.O. Box 333 Chiloquin, OR 97624 GRANTOR'S NAME AND ADDRESS Lawrence Michael Mischel, et ux

671 Los Osos Velley Road Los Osos, CA 93402

After recording return to:

Lawrence Michael Mischel, et ux

Same as above

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address Lawrence Michael Mischel, et ux

Same as above

NAME, ADDRESS, ZIP

	STATE OF OREGON.
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at/	o'clock.	M	., and r	ecor	ded
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Sage or as document/fee/file/ instrument/microfilm No.

Record of Deeds of said county.

Witness my hand and seal of County affixed.

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continuation of these exceptions, see reverse side)

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- Restrictions as shown on the recorded plat of Rainbow Park on the Williamson: "1. A building setback line and a future public utilities easement as shown on the annexed plat; 2. Any easements or right of ways of record and any further restrictions as shown in the recorded protective covenants."
- 6. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, recorded September 11, 1964 in Volume 356, page 116, the white have many half egend Records of Klamath County, Oregon.
- 7. Reservations, including the terms and provisions thereof, as contained in Land Status Report in Deed from the United States of America to Ruth Allen Barfield, dated May 13, 1958, recorded May 15, 1958 in Book 299, page 394, Deed Records of Klamath County, Oregon.
- Trust Deed, including the terms and provisions thereof, given to secure an indebtedness with interest thereon and such future advances as may be provided therein.

Recorded: July 11, 1980

Volume: M80, page 12927, Microfilm Records of Klamath County, Oregon

Amount: \$14,500.00

Stanley M. Downs and C. Eloise Downs, husband and wife, as to an undivided 1/2 interest, and Ira A. Wolchin and Louise H. Wolchin, husband and wife as to an Grantor: undivided ½ interest

Trustee: Mountain Title Company

Beneficiary: Roy E. Welsh and Mildred Welsh, husband and wife

The beneficial interest under said Trust Deed was assigned by instrument, Dated: June 22, 1981

Recorded: June 25, 1981

Addiese Public his Gregor M81, page 11475, Microfilm Records of Klamath County, Oregon To: Town & Country Mortgage and Investment Co., an Oregon corporation

Grantee herein does not assume or agree to pay said trust deed and the note it secures and Grantor herein covenants to hold Grantee harmless therefrom.

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record assequences

this 11th day of Sept. A.D. 19 81 at 11:50 clock AM., and

duly recorded in Vol. M-81

on Page 16154 Deeds ...

EVELYN BIEHN, Coupty Clerk

and the D. Childeliki Tähiidili osas

Arrida, es omas

Fee \$8.00