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WARRANTY DEED-TENANTS BY ENTIRET KNOW ALL MEN BY THESE PRESENTS, That OWENS DEVELOPMENT CO., an Oregon Corporation hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GEORGE R. GOWER and CLAIRE R. GOWER , 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 2 in Block 5 of Tract 1145, Nob Hill Replat, a Resubdivision of portions of Nob Hill, Irvington Heights, Mountain View Addition and Eldorado Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. 1980-81 taxes, a lien but not yet due and payable. Charges and assessments of the City of Klamath Falls for monthly water Reservations, restrictions and rights of way of record or apparent on the face of the land. Conditions and Restrictions of Nob Hill Subdivision, Tract 1145, recorded April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, page 7560, Deed Records of Klamath County, Oregon April 18, 1978, Vol. M78, Page 19, 1978, Vol. M78, Page 1 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 except those as set forth 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 \$ 13,000.00 OHowever, 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 21stday of July if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by Buce Owens order of its board of directors. Bruce Owens, President E. Marie Owens, Secretary STATE OF OREGON, County of Klamath (If executed by a corporation, affix corporate seal) STATE OF OREGON, ....., 19..8.0..... July 24 Personally appeared ...J. Bruce Owens ..... County of ..... ...who, being duly sworn, E. Marie Owens each for himself and not one for the other, did say that the former is the president and that the latter is the Personally appeared the above named...... secretary of Owens ... Development Co. 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 died.

Before me ....and acknowledged the foregoing instru-....voluntary act and deed. ment to be ....... \*\.': ==" (OFFICIAL SEAL) Before me: 3,4 eldred (OFFICIAL SEAL) Notary Public for Oregon Notary Public for Oregon 7/19/82 My commission expires: My commision expires . STATE OF OREGON. Owens Development Co. County of ..... A certify that the within instru-GRANTOR'S NAME AND ADDRESS ment was received for record on the Gower f....., 19....., .....day di ..... at o'clock M. and recorded in book/reel/volume/No.....on SPACE RESERVED GRANTEE'S NAME AND ADDRESS page.....or/as document/fee/file/ FOR RECORDER'S USE instrument/migrofilm No. ..... Record of Deeds of said county. seal of Witness my hand and County affixed. nge is requested all tax statements shall be sent to the following address. By .....Deputy NAME, ADDRESS, ZIP

PRINCIPAL PRESENTS, TO COMME DEVELOPING

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Mortgage, including the terms and privisions thereof, given by J. Bruce Owens, et al, to Klamath First Federal Savings and Loan Association, a corporation, dated March 16, 1978, recorded April 18, 1978, Vol. M78, page 7575, Mortgage Records of Klamath County, Oregon, to secure the payment of \$525,000.00. Contains additional property. Sellers herein, warrant to Buyers that Buyers shall be held harmless therefrom.

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