

WARRANTY DEED—TENANTS BY ENTIRETY

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1-1-74

14210

KNOW ALL MEN BY THESE PRESENTS, That Raymond G. DeBellis

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gary S. Ham and Charlene A. Ham, 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 most Southerly corner of Lot 11, Block 107 BUENA VISTA ADDITION to the City of Klamath Falls, Oregon; thence in a Northwesterly direction along the boundary line of said lot 11 and Gobi Street a distance of 125.37 feet; thence in a Northeasterly direction 38 feet to a point 112 feet in a Northwesterly direction from a point on the West boundary of California Avenue 42.8 feet from said most Southerly corner of said Lot 11, measured along the West boundary line of said California Avenue from said corner; thence in a Southeasterly direction 112 feet to said point on said California Avenue 42.8 feet from said most Southerly corner of said Lot 11; thence along the West boundary of California Avenue 42.8 feet to the place of beginning.

Subject, however, to the following:

1. An easement created by instrument, including the terms and provisions (for continuation of this deed see reverse side of this document)

(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 \$ 8,000.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 October, 1975; 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.

Raymond G. DeBellis

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath
October 31 Nov. 13, 1975

Personally appeared the above named
Raymond G. DeBellis

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

Before me:
(OFFICIAL SEAL) Charlene V. Addington
Notary Public for Oregon
My commission expires - 3-21-77

STATE OF OREGON, County of) ss.
Personally appeared _____, 19____

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:

After recording return to:

Gary S. Ham
8341 Calif. Ave
City, 97601
NAME, ADDRESS, ZIP

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

C.P. & Doris Peyton
1968 Earley
City, 97601
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,

County of) ss.
I certify that the within instrument was received for record on the _____ day of _____, 19____, at _____ o'clock _____ M., and recorded in book _____ on page _____ or as file/reel number _____.
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

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visions thereof,
 Dated : January 4, 1952
 Recorded : January 10, 1952 Book: 252 Page: 190
 In favor of : The California Oregon Power Company, a California Corporation
 For : Electric transmission lines.

2. Subject to an easement and right of way 5 feet in width over and across the Northerly 5 feet of the Easterly 82 feet to be used in conjunction with the property adjoining on the Northeast as a common user automobile driveway as set forth in instrument recorded July 12, 1957 in Book 293 at page 85, Deed Records.

3. Taxes for the year 1975-76.

STATE OF OREGON; COUNTY OF KLAMATH; ss:

Filed for record

This 3 day of August A.D. 19 82 at 3:36 o'clock P M and
 duly recorded in Vol. M82, of Deeds on a 9961

Fee \$8.00

By EVALYN DEHN, Clerk
Joyce McKeen