## MTC# 83511-K

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MM 30 Volmad Page . 9836

WARRANTY DEED - TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. CRAIN, ARTHUR R. BREITENSTEIN AND ELLEN E. BREITENSTEIN, hereinafter called the Grantors, for the consideration hereinafter stated to the Grantor paid by EUGENE FRENCH and SHARON FRENCH hereinafter called the Grantee, does hereby grant, bargain, sell and convey unto the Grantee, the heirs 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 1 in Block 62 of BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to the following:

1. Sewer and water charges, if any, due to the City of Klamath Falls. 2. 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. Dated: March 27, 1978 Recorded: March 27, 1978 Volume: M78, page 5742, Microfilm Records of Klamath County, Oregon. Amount: \$46,000.00 Grantor: William J. Crain and Marsha R. Crain, husband and wife Trustee: William Sisemore Beneficiary: Klamath First Federal Savings and Loan Association

To Have and to Hold the above described and granted premises unto the said Grantee, as tenants by the entirety, their heirs and assigns forever. And Grantor hereby covenants to and with Grantee and

the heirs and their assigns, that Grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those assumed by Grantee above and those imposed by the Grantee and that Grantor will warrant and for ever 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 \$68,000.00. 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 day of day of 1983.

-1-

Arthur R. Breitenstein ARTHUR R. BREITENSTEIN ELLEN E. BREITENSTEIN

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STATE OF OREGON SS. County of Klamath ) <u>j 16, <sup>Th</sup>, 1983.</u> nu

Personally appeared the above named Arthur R. Breitenstein and Ellen E. Breitenstein and acknowledged the foregoing instrument to be their voluntary act and deed. Before me:

103 Alla NOTARY PUBLIC for Oregon My Commission expires: 7 13

<u>William 9.</u> WILLIAM J. CRAIN Crain

STATE OF OREGON County of Klamath

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\_\_\_, 1983.

SS.

Personally appeared the above named William J. Crain and, Macknowledged the foregoing instrument to be his oran Before me:

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William J. Cr (421 Pacific	e and address: ain Terrace (50R 97601	
Grantor's nam	e and address:	Grantee's name and address:
Arthur R. Breitenstein Ellen E. Breitenstein <u>P.O. Box 744</u> <u>Klameth, Falls, OR 97601</u>		Eugene French Sharon French <b>B5</b> 07 Beverly Dr. Rlamath Falls OR 97603
<u></u>	<u> </u>	
After recordi	ng return to:	Mail tax statements to:
Eugene French		Eugene French
Sharon, French 3507 Beyerly Dr.		Sharon, French
Klamath Falls, OR 9760.3		3507 Beverly Dr. Klamath Falls, OR 97603
	County of Kla	1월 20일 전 1월 1일 1일 1월 1일 2일
for	I certify that the within instrument was received for record on the <u>23rd</u> day of <u>May</u> , 19 <u>90</u> , at 2:54	
recorder's	o'clock <u>PM.</u> , and recorded in book/reel/volume No. <u>M90</u> on page <u>9836</u> or	
use	as document/fee/file/ instrument/microfilm No. 15205 Record of Deeds of said county.	
	Eve	lyn Blehn, County Clerk
	Name	Title
	ву <u>Фаши</u>	ne Mullendore
	Fee \$38.00	