

## 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 16th day of May, 1983.

Arthur R. Breitenstein  
ARTHUR R. BREITENSTEIN

Ellen E. Breitenstein  
ELLEN E. BREITENSTEIN

STATE OF OREGON       )  
                              ) ss.  
County of Klamath    )

May 16<sup>th</sup>, 1983.

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:

Anda Stelle

NOTARY PUBLIC for Oregon

My Commission expires: 7/13/85

William J. Crain  
WILLIAM J. CRAIN

STATE OF OREGON       )  
                              ) ss.  
County of Klamath    )

5/16, 1983.

Personally appeared the above named William J. Crain and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me:

Anda Stelle

NOTARY PUBLIC for Oregon

My Commission expires: 7/13/85

