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FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety). STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

1-1-74

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WARRANTY DEED—TENANTS BY ENTIRETY

MTC 1396-6165

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KNOW ALL MEN BY THESE PRESENTS, That L. D. Thompson and Dorothy B. Thompson, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Gary D. Lewellyn and Yvonne E. Lewellyn, *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:*

The following described real property in Klamath County, Oregon:
That portion of the SW 1/4 Section 24, and the N 1/2 N 1/2 NW 1/4 Section 25, lying East of the Southern Pacific Railroad and Westerly of the center thread of the Williamson River, in Township 32 South, Range 7 East of the Willamette Meridian;
Subject, however, to the following:
(1) Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
(2) An easement created by instrument, including the terms and provisions thereof,

Dated	:	June 27, 1928
Recorded	:	August 10, 1928 Book: 82 Page: 128
In favor of	:	The Pacific Telephone and Telegraph Company
For	:	Easements and right of way

(Affects NW¼ of Sec. 25; and SE¼SW¼ of Sec. 24, Twp 32 S., R 7 EWM.)

(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 $ 47,900.00 ~~[illegible] the whole or part of the~~ *(The sentence between the symbols ①, 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 30th *day of* May, *19* 77; *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.*

MOUNTAIN TITLE COMPANY, has recorded this instrument by request as an accommodation only, (If executed by a corporation, affix corporate seal) and has not examined it for regularity and sufficiency or as to its effect upon the title to any real property that may be described therein.

L. D. Thompson

Dorothy B. Thompson

STATE OF ~~[illegible]~~ OREGON, ~~[illegible]~~)
County of KLAMATH } ss.
SEPTEMBER 1, *19* 77

Personally appeared the above named L. D. Thompson and Dorothy B. Thompson, husband and wife *and acknowledged the foregoing instrument to be* their *voluntary act and deed.*

Linda G. Chandler
Before me:
LINDA G. CHANDLER
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 5-12-81

Notary Public for ~~[illegible]~~ Oregon
My commission expires

STATE OF OREGON, County of) ss.
, *19*
Personally appeared and 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:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
~~Same as below~~
Steven Brewer
6950 Arabella Way
Sacramento, Calif 95831

Until a change is requested all tax statements shall be sent to the following address.
Steven Brewer
6950 Arabella Way
Sacramento, Calif 95831
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON,
County of Klamath } ss.
I certify that the within instrument was received for record on the 11th *day of* Jan., *19* 93, *at* 10:07 *o'clock* A.M., *and recorded in book* M93 *on page* 725 *or as file/reel number* 56211, *Record of Deeds of said county.*
Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk
Recording Officer
By Pauline Mullendore *Deputy*

Fee $30.00