

OA

48759

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 1797 Page 37879

KNOW ALL MEN BY THESE PRESENTS, That WILLIAM J. HOLLINGER and MAE GLADYS HOLLINGER, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DEAN C. SMART and COLLEEN J. SMART

, 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:

Lots 1, 2, 3 and 4, Block 1, Stewart Addition, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

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(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 subject to zoning ordinances, building and use restrictions, reservations and federal patents, beneficial utility easements of record and those apparent on the land and common to 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 \$ 40,000.00

part of the consideration (monetary or other) (The sentence between the symbols ©, if not applicable, should be deleted. See O.R.S. 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 30 day of Dec, 1997, 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.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

William J. Hollinger
Mae Gladys Hollinger

STATE OF OREGON,
County of Curry
December 30, 1997

STATE OF OREGON, County of ss.
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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

Personally appeared the above named
WILLIAM J. HOLLINGER and
MAE GLADYS HOLLINGER
and acknowledged the foregoing instrument to be their voluntary act and deed.

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 7-9-87
My commission expires

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

(If executed by a corporation, affix corporate seal)

WILLIAM J. and MAE GLADYS HOLLINGER
P. O. Box 86
Keno, Oregon 97627

DEAN C. and COLLEEN J. SMART
3211 Maryland Avenue
Klamath Falls, Oregon 97601

After recording return to:

Dean C. and Colleen J. Smart
3211 Maryland Avenue
Klamath Falls, OR 97601

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

Dean C. and Colleen J. Smart
3211 Maryland Avenue
Klamath Falls, Oregon 97601

STATE OF OREGON,
County of Klamath ss.

I certify that the within instrument was received for record on the 18th day of November, 1997, at 1:44 o'clock P.M., and recorded in book/reel/volume No. M97 on page 37879 or as fee/file/instrument/microfilm/reception No. 48759, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Bernetha G. Letsch, Co. Clerk

Deputy

Fee: \$30.00