

1-1-74

mtc-73891/W

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That CATHERINE M. DENNIS

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by JOHN R. WELLS and MARIE E. WELLS, 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 13 and 14, Block 8, WINEMA PENINSULA UNIT NO. 2, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

- 1. An easement created by instrument, including the terms and provisions thereof, Recorded : February 27, 1959 Book: 310 Page: 175 In Favor Of : Klamath Telephone & Telegraph Company For : Telephone lines
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Winema Peninsula Unit No. 2.
3. Set back provisions as delineated on the recorded plat along all back and side lot lines.

(for continuation of exceptions, see reverse side)

(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

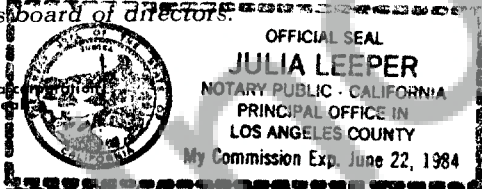
grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 14,000.00

However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration (indicate which). (The sentence between the symbols (H), 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 23 day of March, 1981; 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.



Catherine M. Dennis, Catherine M. Dennis

STATE OF OREGON, CALIFORNIA } ss. County of Los Angeles, 19 81

STATE OF OREGON, County of ... ) ss. Personally appeared Catherine M. Dennis and XXXXXXXX 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 Catherine M. Dennis

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

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: Julia Leeper, Notary Public for Oregon, California, My commission expires June 22, 1984

Before me: Notary Public for Oregon, My commission expires:

Catherine M. Dennis, 1016 E. Lomita St., Glendale, CA 91205

Mr. and Mrs. John R. Wells, P.O. Box 443, Chiloquin, OR 97624

After recording return to: PATRICK & PAMELA EGAN, 109 AZEO COURT, LINCOLN, CA 95648

Until a change is requested all tax statements shall be sent to the following address. Same, no change

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of ... I certify that the within instrument was received for record on the ... day of ..., 19..., at ... o'clock ... M., and recorded in book/reel/volume No. ... on page ... or as document/tee/file/instrument/microfilm No. ... Record of Deeds of said county. Witness my hand and seal of County affixed. By ... Deputy

26.00

(exceptions continued from front side)

4. Utility easements as delineated on the recorded plat, 25 foot along all side and back lot lines.