

37399

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KNOW ALL MEN BY THESE PRESENTS, That ALONZO I. HODGES and DOVIE F. HODGES, husband and wife, AND ORVILLE M. EIFERT and ALMA I. EIFERT, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by DAVID R. MONGAR and JUANITA C. MONGAR, 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: A strip of land 28 feet wide and 70 feet deep along the South side of Front Street in the City of Merrill, Klamath County, Oregon, being a portion of Lot 2 of Section 12 of Township 41 South of Range 10 East of W.M., and being more particularly described and bounded as follows: Beginning at a point 40 feet South and 352 feet East of the north-west corner of said Section 12 in Township 41 South of Range 10 East of W.M., running thence East 28 feet, thence North 70 feet back to the point of beginning and containing 1960 square feet of land: SUBJECT TO easements and rights of way of record or apparent on the land, and 1972-73 taxes.

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

and that grantor will warrant and forever defend the above granted 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 \$ 2,800.00

In construing this deed and where the context so requires, the singular includes the plural, the masculine includes the feminine and the neuter and, generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to corporations and to individuals.

IN WITNESS WHEREOF, the grantor has executed this instrument on the 9th day of August, 1972; if the grantor is a corporation, it has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its officers duly authorized thereunto by order of its board of directors.

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

August 9, 1972

Personally appeared the above named Alonzo I. and Dovie F. Hodges and Orville M. and Alma I. EIFERT, their

voluntary act and deed.

Notary Public for Oregon
My commission expires: 10/29/1975

STATE OF OREGON, County of Klamath, ss.

Personally appeared _____, 1972, 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: _____

Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

NOTE—The sentence between the symbols Ⓢ, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967, as amended by the 1967 Special Session.

WARRANTY DEED

TO

AFTER RECORDING RETURN TO

Mr. David R. Mongar
Merrill,
Oregon 97633

(DON'T USE THIS SPACE; RESERVED FOR RECORDING LABEL IN COUNTIES WHERE USED.)

FEE \$2.00

STATE OF OREGON,

County of Klamath, ss.

I certify that the within instrument was received for record on the 7th day of SEPTEMBER, 1972, at 10:58 o'clock A.M., and recorded in book M 72 on page 10014 Record of Deeds of said County.

Witness my hand and seal of County affixed.

WM. D. MILNE

COUNTY CLERK

Title.

By Hazel Thayer Deputy