

1-1-74

12094

WARRANTY DEED—TENANTS BY ENTIRETY

KNOW ALL MEN BY THESE PRESENTS, That THEODORE E. MAUPIN and CAROLYN M. MAUPIN, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by GARY D. OREM and LOUDEAN OREM, 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:

SW1/4, Section 32, Township 40 South, Range 11 East, W.M., together with a perpetual right of way and easement for roadway purposes, being 20 feet in width along and parallel with the westerly boundary of the NW1/4, Section 32, Township 40 South, Range 11 East, W.M.

SUBJECT TO: (1) easements and rights of way of record and those apparent on the land; and (2) rules, regulations, assessments and charges of Klamath Basin Improvement District.

(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

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 \$ 11,000.00

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 10th day of March, 1976, 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.

(If executed by a corporation, affix corporate seal)

Theodore E. Maupin

Carolyn M. Maupin

STATE OF OREGON,

County of Klamath

March 10

19 76

STATE OF OREGON, County of

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

Personally appeared the above named Theodore E. Maupin and Carolyn M. Maupin, husband and wife,

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.

(OFFICIAL SEAL)

Before me:

Notary Public for Oregon

My commission expires 4-29-78

Notary Public for Oregon

My commission expires:

(OFFICIAL SEAL)

Theodore E. Maupin & Carolyn M. Maupin
Merrill
Oregon 97633

GRANTOR'S NAME AND ADDRESS

Gary D. Orem & Loudean Orem
Merrill
Oregon 97633

GRANTEE'S NAME AND ADDRESS

After recording return to:

BRICKNER & RATLIFF
Attorneys at Law
Merrill, Oregon 97633

NAME, ADDRESS, ZIP

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

Gary D. & Loudean Orem
Merrill
Oregon 97633

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

I certify that the within instrument was received for record on the day of 19

at 1 o'clock P.M., and recorded in book 76 on page 12094 or as file/reel number 12094

Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Hazel L. Hagel Deputy