

17669

WARRANTY DEED—TENANTS BY ENTIRETY

Vol 76 Page 12612

KNOW ALL MEN BY THESE PRESENTS, That Joseph F. Wehrman, III and Ann M. Wehrman, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by James E. Allen and Virginia A. Allen, 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:

Lot 359 in Block 123 of MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. Subject, however, to the following: Covenants, conditions and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms and provisions thereof, from Klamath Corporation, recorded December 21, 1926 in Volume 75, page 28, Deed Records of Klamath County, Oregon.

(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 \$ 25,000.00. 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 ©, 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 August day of 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)

STATE OF OREGON, County of Klamath, ss. Personally appeared Joseph F. Wehrman, III and Ann M. Wehrman, husband and wife, 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 Joseph F. Wehrman, III and Ann M. Wehrman, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me, Notary Public for Oregon, My commission expires 10-13-78

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

Notary Public for Oregon, My commission expires 10-13-78

Notary Public for Oregon, My commission expires:

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to: Trust Federal 200 6th St

NAME, ADDRESS, ZIP

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

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, County of Klamath, ss.

I certify that the within instrument was received for record on the 16th day of AUGUST, 1976, at 11:07 o'clock AM., and recorded in book M 76 on page 12612 or as file/reel number 17669. Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE Recording Officer
Deputy

FEE \$ 3.00