

1-174

19386

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M76 Page 14975



KNOW ALL MEN BY THESE PRESENTS, That DONALD EUGENE ROGERS and JOYCE ANN ROGERS, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by LESLIE UNRUH and DOROTHY UNRUH, 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 6, 7, 8, 9, and 10 in Block D of Railroad Addition to the City of Malin, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SUBJECT TO: Reservations and restrictions including the terms and provisions thereof, as set out in deeds from Malin Townsite Company, a corporation, to Philip Leidholdt and Inez Leidholdt, husband and wife, dated January 2, 1945, recorded February 6, 1945, in Volume 173, page 161, also deed dated September 8, 1945, recorded July 8, 1946, in Volume 192, page 38 all in Deed Records of Klamath County, Oregon, and easements and rights of way of record or apparent on the land.

(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 \$ 23,000.00

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 1st day of September, 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, } ss.
County of Klamath
September 3, 1976.

Personally appeared the above named Donald Eugene Rogers and Joyce Ann Rogers, husband and wife,

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

Before me: *Donald M. Ratliff*
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 4/29/79

STATE OF OREGON, County of _____, ss.
Personally appeared _____, 19____, 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: _____ (OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

Donald & Joyce Rogers
P. O. Box 222
Malin, Oregon 97632
GRANTOR'S NAME AND ADDRESS

Leslie & Dorothy Unruh
P. O. Box 126
Malin, Oregon 97632
GRANTEE'S NAME AND ADDRESS

After recording return to:
Donald M. Ratliff
Attorney at Law
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:
Leslie & Dorothy Unruh
P. O. Box 126
Malin, Oregon 97632
NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 23rd day of September, 1976, at 3:16 o'clock P.M., and recorded in book M76 on page 14975 or as file/reel number 19386.

Record of Deeds of said county.
Witness my hand and seal of County affixed.

Wm. D. Milne, County Clerk
Recording Officer
By *Deborah* Deputy

fee \$3.00