

1-1-74

28085

WARRANTY DEED—TENANTS BY ENTIRETY Vol. 77 Page 6296

KNOW ALL MEN BY THESE PRESENTS, That John Martin Huff and Mary Viola Huff, as tenants in common hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Theodore Maupin and Carolyn Maupin, 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:

Certain real property situate in the East $\frac{1}{2}$ of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1 in Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Ore. described as follows:

Beginnint at the NW corner of that certain parcel of land conveyed by John Huff, et al, to Gerald A. Hodges by deed recorded Aug. 4, 1964 in Vol. 331, P. 410, Deed Records of Klamath County, Oregon, being a point on the West line of the E $\frac{1}{2}$, SE $\frac{1}{4}$ of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Sec. 1; thence along said west line from the point of beginning;

1. North 60 ft to a point on the Souty line of the Great Northern Railroad, being also the North line of the E $\frac{1}{2}$ of the S $\frac{1}{2}$ of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said section 1; thence north along said line

2. (cont on other 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 provided above

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 \$ 500

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 June, 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)

X Mary Viola Huff
X John Martin Huff

STATE OF OREGON,)
County of Klamath) ss.
June 1st, 1976

Personally appeared the above named
Mary Viola Huff

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

Before me:
(OFFICIAL SEAL) Notary Public for Oregon
My commission expires 4/29/78

STATE OF OREGON, County of) ss.
June 1st, 1976

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 _____

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)

John Huff Box 59, Eagle Point, Or
Mary Huff, Merrill, Or.

GRANTOR'S NAME AND ADDRESS
Theodore Maupin
Box 371, Merrill, Oregon

GRANTEE'S NAME AND ADDRESS
Theodore Maupin
Box 371
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

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

Theodore Maupin
Box 371
Merrill, Oregon 97633
NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

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 _____ on page _____ or as file/reel number _____
Record of Deeds of said county.
Witness my hand and seal of County affixed.

By _____ Recording Officer
Deputy

SPACE RESERVED
FOR
RECORDER'S USE

77 APR 14 PM 2 25

(cont)

6297

2 East 138 feet to the NW corner of that certain parcel of land described in Contract of sale from John Huff, et al, seller, to Garland O. Delaney, et ux, buyer, recorded Aug. 24, 1971 in Volume M71, Page 8927, Microfile Records of Klamath County, Oregon; thence along the West line of the last mentioned parcel of land

3. South 60 feet to the NE corner of said parcel of land conveyed to Gerald A. Hodges referred to above; thence along the North line of said parcel west 138 feet to the point of beginning.

Subject to:
Statutory powers and assessments of the Klamath Irrigation District and the East Merrill Improvement District.

Right of way for the transmission and distribution of electricity and incidentals as conveyed to the California Oregon Power Co., as conveyed by deed recorded Dec. 8, 1933 in Vol. 102, P. 67, Deed Records of Klamath Co., Oregon.

Overhang easement as conveyed to the California Oregon Power Company as conveyed by deed recorded Aug. 11, 1953 in Vol 262, P. 312, Deed Records of Klamath County, Oregon.

State of Oregon

County of Jackson

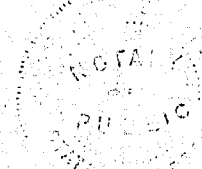
Personally appeared the above named John Martin Huff
and acknowledged the foregoing instrument to be his
voluntary act and deed.

Before me

Donna Clayton

My commission expires

My Commission Expires July 24, 1978



STATE OF OREGON; COUNTY OF KLAMATH; ss.

and for record at request of MOUNTAIN TITLE CO
this 14th day of APRIL A.D. 1977 at 2:25 o'clock P.M. and
duly recorded in Vol. M 77, of DEEDS on Page 6296

FEE \$ 6.00

Wm D. MILNE, County Clerk

By *Hazel Inagaki*