

WARRANTY DEED—TENANTS BY ENTIRETY

A 27910  
KNOW ALL MEN BY THESE PRESENTS, That

C. H. SEWALD, also known as

Clifford H. Sewald

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by

BENNY W. TOFELL and BARBARA K. TOFELL

, 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:

The following described real property situated in Klamath County, Oregon:  
The SW $\frac{1}{4}$ NE $\frac{1}{4}$ , the S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ , the N $\frac{1}{2}$ SE $\frac{1}{4}$ , and the E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$  less the South 628 feet thereof, all in Section 22, Township 38 South, Range 11 $\frac{1}{2}$  East of the Willamette Meridian. SAVING AND EXCEPTING Portions lying within the boundary of the County Road.

Subject to: Rules, regulation, liens and assessments of water users and sanitation districts; the assessment roll and tax roll disclose that the within described real property were specially assessed as farm land; if the land has become or becomes disqualified for the special assessment under the statute, as additional tax may be levied for the years since October 5, 1968, in which the land was subject to the special land use assessment; subject to the requirements of ORS Chapter 481 pertaining to registration and transfer of mobile homes and any interest or liens disclosed thereby, and will warranty and defend the same against all persons who may lawfully claim the same, except as shown above.

(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 reservations, restrictions, easements and rights of way of record and those apparent upon the land.

and as shown 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 \$155,000.00. However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the 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 day of May, 1977; 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.

C. H. Sewald

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,

County of Klamath

May 3, 1977

Personally appeared the above named

C. H. Sewald

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

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 8-5-79

STATE OF OREGON, County of Klamath

Personally appeared

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.

Notary Public for Oregon  
My commission expires:

(OFFICIAL SEAL)

C. H. Sewald

GRANTOR'S NAME AND ADDRESS

Benny W. Tofell et ux

GRANTEE'S NAME AND ADDRESS

After recording return to:

Benny W. Tofell

Box 2, Box 292

Sumner, OR 97626

NAME, ADDRESS, ZIP

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

Dept of Veterans Affairs

Salem, Oregon 97310

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of Klamath

I certify that the within instrument was received for record on the 4 day of May, 1977, at 11:12 o'clock A.M., and recorded in book 77 on page 7648 or as file/reel number 29047. Record of Deeds of said county.

Witness my hand and seal of County affixed.

Fee \$3.00

William D. Milne, County Clerk

Recording Officer

By Hazel Draxler Deputy