

32855

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 12980

KNOW ALL MEN BY THESE PRESENTS, That Gaylord H. Guinn and Beulah I. Guinn, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Dave M. Herman and Elaine Donna Herman, 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 N¹/₂ of Lot 45 in Block 48, KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT PLAT NO. 2, Klamath County, Oregon.

Subject, however, to the following:

1. Subject to undivided one-half interest in mineral rights as reserved in deed from Glen C. Lorenz and Kathryn Lorenz to J. L. Sparretorn, recorded September 2, 1933, in Deed Volume 101 at page 384, Records of Klamath County, Oregon.
2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin as shown on the recorded plat of Klamath Falls Forest Estates, Highway 66 Unit Plat No. 2.

(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, 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 \$2,500.00. However, the actual consideration consists of or includes other property or value given or promised which is 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 12th day of November, 1974; 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.

OKLAHOMA
STATE OF OREGON, } ss.
County of Muskogee
November 18, 1974

Personally appeared the above named Gaylord H. Guinn and Beulah I. Guinn

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

(OFFICIAL SEAL)
Notary Public for Oklahoma
My commission expires 10-2-77

Beulah I. Guinn
STATE OF OREGON, County of _____) ss.
November 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 _____ 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:
Notary Public for Oregon
My commission expires:

(OFFICIAL SEAL)

STATE OF OREGON, } ss.
County of Klamath

I certify that the within instrument was received for record on the 21 day of July, 1977, at 2:58 o'clock P.M., and recorded in book M 77 on page 12980 or as file/reel number 32855, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne
By Hazel Hazel Deputy
Recording Officer

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:

RICHARD J. PETERSON
Rt. 1 Box 455
BENARUA OR 97603
NAME, ADDRESS, ZIP

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

NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE