

32856

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 12981

KNOW ALL MEN BY THESE PRESENTS, That Dave M. Herman and Elaine Donna Herman, husband and wife,

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by Richard J. Peterson and Pamela J. Peterson, 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 N $\frac{1}{2}$ 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 an undivided one-half interest in mineral rights as reserved in deed from Glen C. Lorenz and Kathryn Lorenz to J. L. Sparrentorn, 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, 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 \$ 1,388.82. 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 $\textcircled{1}$, 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 20th day of January, 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

January 30, 1976

Personally appeared the above named Dave M. Herman and Elaine Donna Herman, husband and wife

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

Before me: Margaret E. Leakey

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 3-19-77

STATE OF OREGON, County of Klamath

Personally appeared, 1976, 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,

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 12981 or as file/reel number 32856, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Wm. D. Milne

Recording Officer
By: [Signature] Deputy

Fee \$3.00

GRANTOR'S NAME AND ADDRESS

GRANTOR'S NAME AND ADDRESS

After recording return to:

Richard J. Peterson
RTI Box 455
BONANZA, OR 97603

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

NAME, ADDRESS, ZIP