

34807

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77 Page 15838

A-28373

KNOW ALL MEN BY THESE PRESENTS, That DOUGLAS W. CLEMENT AND CAROLYN F. CLEMENT

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by R. A. COFFMAN & MARY ROBBIE COFFMAN, 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:

Lot 16 in Block 212 of MILLS SECOND ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to: reservations, restrictions, rights of way of record and those apparent upon 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 lawfully seized in fee simple of the above granted premises, free from all encumbrances, except taxes for fiscal year 1977-78; Assessments of the City of Klamath Falls for monthly sewer service;

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 \$16,500.00.

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 ©, 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 26 day of August, 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.

(If executed by a corporation, affix corporate seal)

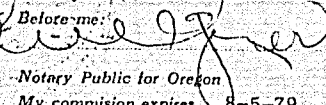
Douglas W. Clement
Douglas W. Clement

Carolyn F. Clement
Carolyn F. Clement

STATE OF OREGON,)
County of Klamath) ss.
August 26, 1977

STATE OF OREGON, County of) ss.
August 26, 1977

Personally appeared the above named Douglas W. Clement and Carolyn F. Clement and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires 8-5-79

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: _____
(OFFICIAL SEAL)
Notary Public for Oregon
My commission expires: _____

GRANTOR'S NAME AND ADDRESS

GRANTEE'S NAME AND ADDRESS

After recording return to:
Mr. and Mrs. R. A. Coffman
1575 Skyview Dr
Medford, Or 97501
NAME, ADDRESS, ZIP

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

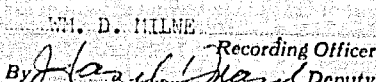
Mr. and Mrs. R. A. Coffman
1575 Skyview Dr
Medford, Or 97501
NAME, ADDRESS, ZIP

SPACE RESERVED
FOR
RECORDER'S USE

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 26th day of AUGUST, 1977, at 3:33 o'clock PM., and recorded in book 477 on page 15838 or as file/reel number 34807. Record of Deeds of said county. Witness my hand and seal of County affixed.

Wm. D. Milne
By  Recording Officer
Deputy

FEE \$3.00