

36032

STEVENS-HESS LAW PUBLISHING CO., PORTLAND, OR, 97264

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. 77

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38-13194 KNOW ALL MEN BY THESE PRESENTS, That MARTIN HOFFMAN and ELOISE B. HOFFMAN, husband and wife, hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by RICHARD ABERCROMBIE MERRIAM and JANE RAY MERRIAM, 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 13 in Block 1 of RAINBOW PARK ON THE WILLIAMSON.

SUBJECT, however, to the following:

1. Rights of the public and of governmental bodies in that portion of the above described property lying below the high water mark of Williamson River and the ownership of the State of Oregon in that portion lying below the high water mark thereof.
2. Covenants, easements and restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, imposed by instrument, including the terms thereof, recorded September 11, 1964 in Book 356 at page 116.

(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 \$ 12,000.00. ~~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 September, 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)

STATE OF CALIFORNIA, CALIFORNIA }
County of Sonoma } ss.
September 12, 1977

STATE OF OREGON, County of Klamath } ss.
Personally appeared, 1977

Personally appeared the above named
Martin Hoffman and Eloise B.
Hoffman

and
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 acknowledged the foregoing instru-
ment to be their voluntary act and deed.

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 be-
half of said corporation by authority of its board of directors; and each of
them acknowledged said instrument to be its voluntary act and deed.

(OFFICIAL
SEAL)

Before me, GLORIA H. CHRISTENSEN,
Notary Public for Oregon,
My commission expires Nov. 13, 1977

(OFFICIAL
SEAL)

Martin and Eloise B. Hoffman
P.O. Box 496
Geyserville, CA 95541

GRANTOR'S NAME AND ADDRESS

Richard A. and Jane R. Merriam
51 Robin Hood Drive
San Rafael, CA 94901

GRANTEE'S NAME AND ADDRESS

After recording return to:

Richard A. and Jane R. Merriam

Same as above

NAME, ADDRESS, ZIP

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

Richard A. and Jane R. Merriam

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of Klamath

I certify that the within instru-
ment was received for record on the
20th day of September, 1977,
at 4:03 o'clock P. M., and recorded
in book M77 on page 17614 or as
file/reel number 36032.

Record of Deeds of said county.

Witness my hand and seal of
County affixed.

Wm. D. Milne

By Bernard A. Ketch Deputy
Recording Officer

Fee \$3.00