

71A-38-15146

FORM No. 716—WARRANTY DEED (Individual or Corporate). (Grantees as Tenants by Entirety).

STEVENS-NESS LAW PUBLISHING CO., PORTLAND, OR. 97204

49837

WARRANTY DEED—TENANTS BY ENTIRETY

Vol. M 78

Page 12115

KNOW ALL MEN BY THESE PRESENTS, That GERRY W. WOLFF and CATHY K. WOLFF

hereinafter called the grantor, for the consideration hereinafter stated to the grantor paid by MILO ENSMINGER and BETTY ENSMINGER, 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:

Lots 7 and 8, Block 5, Tract No. 1065, IRISH BEND, in the County of Klamath, State of Oregon.

SUBJECT, however, to the following:

1. An easement created by instrument, including the terms and provisions thereof, Dated : September 20, 1965

Recorded : October 6, 1965 Book: M-65 Page: 2355 & 2357

In Favor OF : Pacific Power & Light Co., a Maine Corporation

For : A 20 foot wide right of way

(Said document doesn't give exact location)

2. Restrictions, but omitting restrictions, if any, based on race, color, religion or national origin, as shown on the recorded plat of Irish Bend.

(Description continues on reverse side.)

(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

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 \$ 9,000.00

~~However, the actual consideration consists of or includes other property or value given or promised which is the whole or part of the consideration (indicate which).~~ (The sentence between the symbols 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 9th day of June, 1978; 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)

Gerry W. Wolff

Gerry W. Wolff

Cathy K. Wolff

STATE OF OREGON, County of

June 9, 1978

ss.

Personally appeared

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 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

ss.

June 9, 1978

Personally appeared the above named

Gerry W. Wolff and

Cathy K. Wolff

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

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires 12-22-78

Gerry and Cathy Wolff

P.O. Box 331

Chiloquin, Oregon 97624

GRANTOR'S NAME AND ADDRESS

Milo and Betty Ensminger

P.O. Box 431

Fallbrook, California 92028

GRANTEE'S NAME AND ADDRESS

After recording return to:

Milo and Betty Ensminger

P.O. Box 431

Fallbrook, California 92028

NAME, ADDRESS, ZIP

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

Milo and Betty Ensminger

P.O. Box 431

Fallbrook, California 92028

NAME, ADDRESS, ZIP

STATE OF OREGON,

County of

ss.

I certify that the within instrument was received for record on the day of

at o'clock M., and recorded in book on page

file/reel number

Record of Deeds of said county.

Witness my hand and seal of County affixed.

By

Recording Officer
Deputy

12416

Description continues as follows:

3. 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 : May 9, 1973

Book: M-73

Page: 5588

STATE OF OREGON; COUNTY OF KLAMATH; ss.

Filed for record at request of Transamerica Title Co.

the 12th day of June A. D. 19 78 at 10:38 o'clock A.M., at

filed and recorded in Vol. M78, of Deeds on Page 12415

Wm D. MILNE, County Clerk

By Bernice H. Hirsch

Fee \$6.00